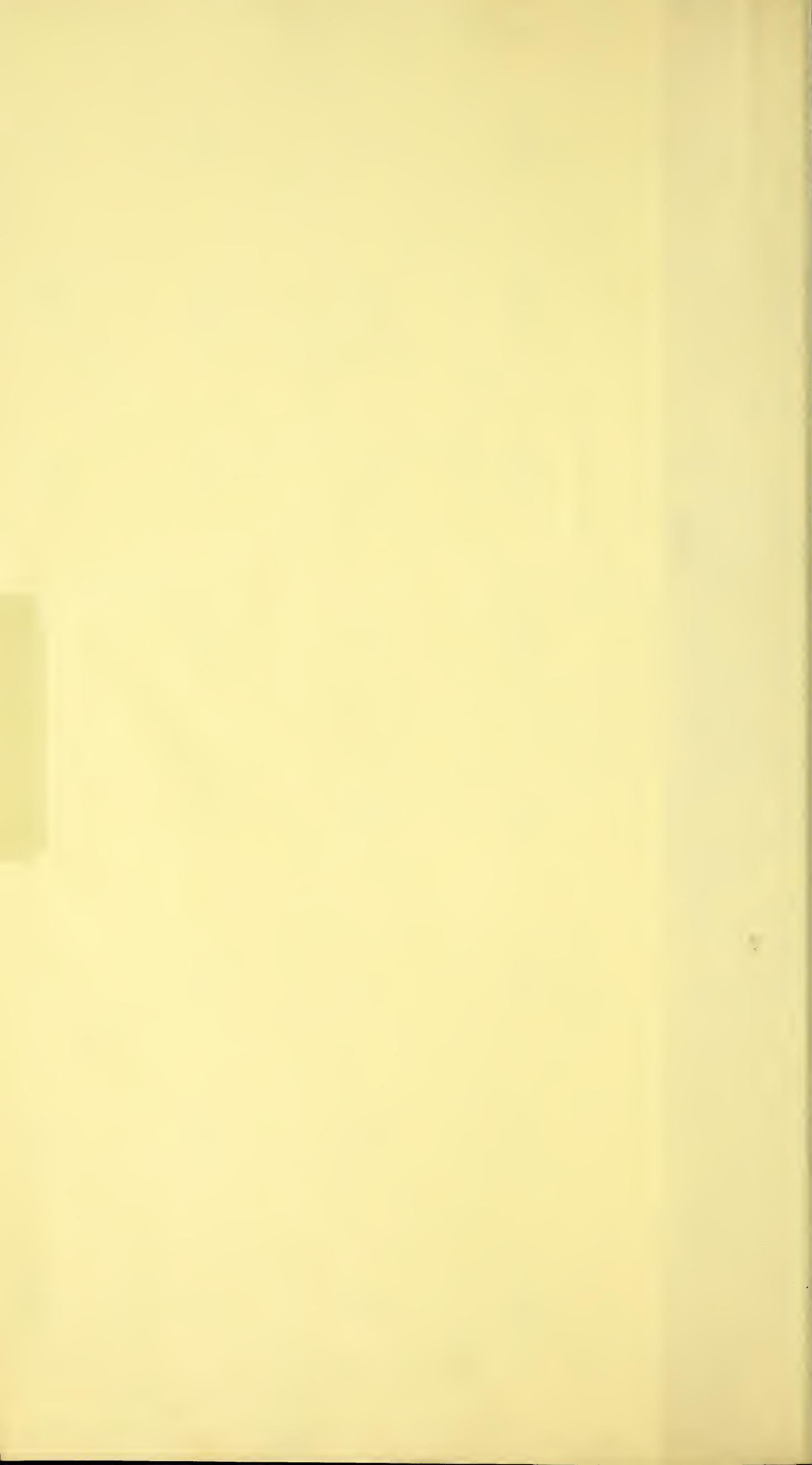


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MINUTES OF SPECIAL MEETING

DATE: October 27, 1976, 6:45 P.M.

PLACE: Redevelopment Commission Office, Room 830, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Robert W. Hutner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President

STAFF PRESENT:

Robert P. Turk, Executive Director
Mary Beth Young

Mr. Hutner called the meeting to order at 6:47 P.M. and noted the two (2) members that were absent.

RESOLUTION NO. 76-39 - Resolution Authorizing The Executive Director Through Legal Counsel To Submit And Institute Condemnation Proceedings On Parcel 2-11 In The West Main Street Renewal Project, Phase II

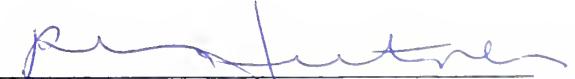
Mr. Hutner explained that Resolution No. 76-39 was discussed previously, and that the passing of it was just a formality.

Mr. John L. Andreas moved the adoption of Resolution No. 76-39, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:49 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary



MINUTES OF SPECIAL MEETING

DATE: October 19, 1976, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

None

STAFF PRESENT:

Robert P. Turk, Executive Director
Julia A. Zickgraf
Brian H. Collins
Mary Beth Young

OTHERS PRESENT:

John M. Clifton, Jr., Attorney
Richard Waterfield, Waterfield Mortgage
Company
Don R. Livergood, Expression, Inc.
Mr. & Mrs. Jess A. Lewis, Jess Lewis
Transmission, Inc.
Mr. & Mrs. Robert Gumbert, Jess Lewis
Transmission, Inc.
James W. Stovall, President, R.W. Kain
Construction
Virginia Bensheimer, Journal-Gazette
John Perlman, News-Sentinel
Dr. C. James Owen, Director of Community
Development and Planning
Jay Snyder, Community Development and
Planning
Robin Kasiscke, Student
Larry Smethers, President, West Central PAC
5 other West Central residents

The meeting was called to order by the President at 7:33 P.M., and the Secretary noted that all members were present and accounted for.

APPROVAL OF MINUTES

Mr. Henry F. Rood moved the approval of the minutes of the Regular Meeting of September 13, 1976, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Weinraub inquired if the Voucher Sheet contained any entries that the members should be made aware of.

Mr. Turk noted the new category listed as "West Main Street Renewal Project". He explained that the Commission is starting to get into new items under this category. Mr. Turk related that all the other entries were usual expenses.

Mr. Rood questioned if the amounts listed relating to the bond issue for both legal and accounting fees were total ones.



Mr. Turk stated that these fees were presented at the last Commission meeting for approval since any amount over \$500.00 must be approved by the Commissioners. He explained that these figures are the total amounts and that checks have been issued.

Mr. Rood mentioned that he felt the Commission received good services at a reasonable price.

Mr. Collins told the Commission members that Mr. Weinraub, Mr. Turk, and he attended a National Association of Housing and Redevelopment Officials conference in New Orleans last week. Mr. Collins informed the Commissioners that he headed several sessions on neighborhood organization.

Mr. Weinraub mentioned that he heard the National Director of Urban Affairs speak on what is happening around the Country and what their goals are. He explained that there were two (2) other sessions in which the saving of inner cities was discussed.

Mr. Turk related also that he learned there may be some legislation that will come into effect within the next couple of years which would direct some new reconnaissance associated with Detroit which is similar to what is in Fort Wayne.

NEW BUSINESS

Presentation by Don R. Livergood of Expression, Inc., on Status of Senior Citizen Housing Project

Mr. Weinraub related that the next matter at hand would be to have Mr. Livergood of Expression, Inc., give his presentation to the Commission since he is from out-of-town.

Mr. Livergood told the members of the Commission that he was delighted to be connected with Fort Wayne and that he felt the Senior Citizen Housing Complex was a real fine project.

Mr. Weinraub informed Mr. Livergood that the Commission will probably be able to turn the property over to him somewhere around the first of the year. He indicated he hoped the buildings would be demolished at that time. Mr. Weinraub related that the bids are in the making at the present time for demolition.

Mr. Livergood reported that he has had some delays due to certain investigations with regard to first mortgage financing. He explained that this is natural for a project of this scope. Mr. Livergood mentioned that he is now working on tax exempt financing with H. E. Beck in Chicago. He related that he has to have an FHA mortgage--of which he has applied for. Mr. Livergood told the Commission members that he has no control as to when a commitment will be approved; however, when it is he will then proceed to draw up final plans and specifications. Mr. Livergood informed the members that it will take approximately ninety (90) days to draw up the plan of the building. He stated that it would have to go back to FHA then for final approval, and he was not sure of how long this would take. Mr. Livergood indicated that he would work closely with the architect at that time and added that he did not anticipate this taking very long. Mr. Livergood informed the Commissioners that he knows who the general contractor is and that he has a pretty good idea of what the amount will be. He stated that he is reluctant to draw up plans until the project is a complete reality, and that his experience in the past has been that visual aids are not a good idea.

Mr. Weinraub wondered if Mr. Livergood contemplated getting started by Spring.



Mr. Livergood said he doubted being ready by the first of the year, but certainly by Spring. He added that the bond market looks very favorable.

Mr. Livergood reported that he has some negotiation to do with a plumber and an electrician. He informed the members of the Commission that he has good budgets and reasonable estimates. Mr. Livergood pointed out that the project is cost certified by FHA.

Mr. Rood asked if the reference to "bond type" meant that it was tax exempt.

Mr. Livergood responded affirmatively. He explained that this is very similar to industrial revenue but instead of going through City Council this goes through the Housing Authority.

Mr. Rood inquired as to any credit to back this.

Mr. Livergood referred to the FHA mortgage.

Mr. Weinraub asked who the management team would be when the project was completed.

Mr. Livergood responded that the Fort Wayne Housing Authority would be the management team. He stated that National Housing Partnerships would be the owners of the project, and that they will be putting up the equity funds.

Mr. Livergood passed around a brochure to the Commissioners showing some 200 apartments around the Country that National Housing Partnerships have been connected with. He also passed out a brochure on Expression, Inc., to the members of the Commission. Mr. Livergood summed up saying he is his own architect and that he has the skills.

Mr. Rood was concerned about the management of the project. He wanted someone responsible.

Mr. Livergood stated that he has a contract with the Housing Authority and that he feels they have a good track record.

Mr. Livergood told the Commission members that he was sent some good information from the Historical Society regarding the Edsall House and that he is looking forward to restoring it. He said that part of the Edsall House will be turned into apartments.

Mr. Weinraub questioned if any commercial areas would be on the property.

Mr. Livergood replied that he might be able to tie something into the Edsall House. He told the Commissioners that he is waiting to see what the bond interest rate is.

Mr. Turk wondered at what point Expression would negotiate a contract with National Housing Partnerships.

Mr. Livergood explained that for legal purposes at this time he is the sole owner of the project, but some discussion has taken place pertaining to National Housing Partnerships helping out as a partner; however, nothing definite has been said.

Mr. Turk questioned if Mr. Livergood felt they would become a partner before the completion of construction.

Mr. Livergood stated that he has not seen any contract on the matter.

Mr. Turk inquired as to when the Commission could be advised on this.

Mr. Livergood replied that he was not sure.



Mr. Richard Waterfield of Waterfield Mortgage Company reported to the members of the Commission that prior to commencement of construction, National Housing Partnerships will form a partnership with Mr. Livergood, who will be an individual partner. He explained that National Housing Partnerships will provide the bulk of the money and be the majority partner. Mr. Waterfield told the members of the Commission that this would be formed prior to the start of construction.

Mr. Rood inquired if this project would be a joint venture.

Mr. Waterfield responded affirmatively and explained that it would be an Indiana joint partnership.

Mr. Livergood told the Commissioners that Waterfield Mortgage Company is handling the financing end of this project.

Mr. Weinraub questioned if National Housing Partnerships would manage any of the properties.

Mr. Livergood stated that they manage some of their own.

Mr. Waterfield mentioned that there is no firm contract to this extent with National Housing Partnerships. He explained that they found the Housing Authority easier to reach, and that they seemed the most interested. Mr. Waterfield said they would like to have the Housing Authority manage this project. He informed the Commission members that National Housing Partnerships manage about 25,000 units across the Country.

Mr. Livergood further reported that the Housing Authority did seem more interested in the project. He said that when he spoke with National Housing Partnerships they wanted to manage the project but they didn't respond within the time frame, and so they decided to go ahead with the Housing Authority.

Mr. Weinraub stated that he does not object to the Housing Authority managing the project but he felt some of their past records have not been that good. He said the Commission was hoping someone else would manage the project.

Mr. Rood agreed and stressed the importance of good management with a project of this magnitude.

Mr. Waterfield mentioned that he has heard reference made to the Housing Authority in this way, but that he has also heard just the opposite.

Mr. Collins noted that the Housing Authority's experience with the elderly has been more successful.

Mr. Livergood pointed out that there would be fixed income if the Housing Authority managed the project.

Mr. Weinraub stated that he has no objection to the 30% low income, and that the management is his only concern.

Mr. Livergood shared in the concern. He told the Commission members that he would be happy to honor their wish for different management.

Mr. Weinraub thanked Mr. Livergood for his presentation and informed him that he would be hearing from Mr. Turk concerning progress on the project.

Mr. Livergood mentioned that he would like to see the demolition bid documents.

Mr. Turk asked Mr. Livergood if he would be in the City tomorrow he could drop by the Commission offices and look them over. Mr. Turk added that until the Commission knows what Mr. Livergood's association with National Housing Partnerships is, it will be difficult to draw up a contract.



Mr. Livergood mentioned that the Commission should just not give him the right to transfer without its approval.

OLD BUSINESS

Status of Chapman Claim

Mr. Rood felt this matter should be discussed in an Executive Session.

All Commissioners agreed to table this matter for an Executive Session.

Review Site Plans of Developers on Disposition Parcel No. 5 in the West Central Neighborhood Development Program

Mr. Turk reiterated that at the last Commission meeting two (2) sketch proposals were presented on West Central Disposition Parcel No. 5--one from the Firefighters Credit Union and the other from Jess Lewis Transmission, Inc. He stated that he knows both parties have done some work since the last meeting and have illustrations for tonight's meeting. Mr. Turk mentioned also that there maybe some West Central residents at tonight's meeting who would like to make some comments as well regarding these proposals.

Mr. Weinraub mentioned that at the last meeting the Commission received a letter from the West Central Neighborhood Association recommending the Firefighters Credit Union. He stated that since that last meeting, the Commission has received another letter from the West Central Neighborhood Association dated October 1, 1976 approving Jess Lewis Transmission, Inc. He summed up that the West Central Neighborhood now recommends either proposal.

A representative from Jess Lewis Transmission, Inc., was requested to present their illustration first.

Mr. Gumbert showed an illustration of their proposal to the members of the Commission. He felt they did not do justice to their proposal at the last meeting as they feel they have done now with this illustration. Mr. Gumbert explained the picture of their proposed building. He said their would be 6' to 12' from the sidewalk to the building. Mr. Gumbert said there would still be a grassy area from the sidewalk to the street. He mentioned that the front of the proposed metal building will sit back 25' from Jefferson Boulevard. Mr. Gumbert remarked that it has been said that a garage and a metal building doesn't look very attractive. He referred to his illustration and said he felt it shows that a metal building does look nice. Mr. Gumbert showed a layout of the proposed building to the Commission members. He pointed out that the structure would be 25' from the alley and that there would be no car storage. He explained that any outside storage would be back at the alley and fenced in and camouflaged to match the building.

Mr. Weinraub inquired if permission has been granted to cut off Jefferson Boulevard.

Mr. Gumbert answered negatively and explained that they haven't gone any further than the drawing of the proposal.

Mr. Gumbert reported that they are proposing twelve (12) employees. He explained that their single operational business would be open daily except weekends and stated that they own and operate their own business. Mr. Gumbert said there would be no after hour work and no car storage pool.

Mr. Turk wondered if it would be possible to increase the landscaping on Van Buren Street.



Mr. Gumbert replied affirmatively.

Mr. Weinraub mentioned the needed space for an entrance and exit. He wondered if the two (2) beautiful trees on the East side alley would be taken down.

Mr. Gumbert said he felt there was only one (1) beautiful pine tree and the decision as to whether it stays or not depends on the location of the access onto the site.

Mr. Collins questioned the height of the building.

Mr. Gumbert referred the question to Mr. Stovall, the engineer who drew the plans up.

Mr. Stovall said that the structure is a flat-type roof building with 6" of pitch.

Mr. Jay Snyder inquired if they allotted adequate space for on-site parking for the twelve (12) employees.

Mr. Gumbert assured that there would be plenty of parking for the employees.

Mr. Weinraub thanked Mr. Gumbert for his presentation.

Mr. Herbert Haneline of the Firefighters Credit Union told the Commissioners that they are still interested in the site. He remarked that since the last Commission meeting they set up a building committee. Mr. Haneline stated that they have proposed 13 or 14 parking spaces, and that the building would be set back 32' from Jefferson Boulevard. He reported that there would be approximately 82' clearance from the back of the building to the alley easement. He mentioned that there may be another credit union occupying the other half of their building.

Mr. Rood questioned if there would be any problems with financing for either bidders.

Mr. Haneline assured the members that there would be no problem with the financing end of it.

Mr. Gumbert stated that there would be no financing of the property itself, but the building would be financed. He told the Commissioners that the bank has approved their loan.

Mr. Weinraub inquired if there were any West Central residents that wanted to voice their opinion.

Mr. Larry Smethers, President of the West Central Project Area Committee, referred to the NDP Program back in March of 1973. He stated that at that time, with \$500,000, the West Central PAC determined that Disposition Parcel No. 5 would be totally cleared and used for apartment houses or a doctor's complex--something to better the neighborhood. Mr. Smethers said with that in mind, the Project Area Committee wrote a letter to Mr. Caruso, the Executive Director of the Redevelopment Commission at that time, proposing the reuse and suggesting that the block be cleared. Mr. Smethers remarked that Jess Lewis at that time had his transmission shop there. He reported that at that time no one even suggested that this property be used as an expansion of the transmission business. Mr. Smethers told the Commissioners that he personally considers Jess Lewis and his shop an asset to the neighborhood. He informed the Commission members that the Broadway area has been delineated as the business area and the area along Van Buren Street has been set aside as residential-type use.



Mr. Smethers showed a map on the first and second year Community Development Impact Area. He pointed out that the Department of Housing and Urban Development's goal is to bring this total area back to a type of area where everyone would like to live.

Mr. Weinraub inquired if Mr. Smethers meant the West Central Neighborhood Association was not recommending either proposal now.

Mr. Smethers replied that the West Central Project Area Committee took under advisement both proposals and endorsed the Firefighters Credit Union. He explained that Jess Lewis showed up at one of their neighborhood meetings since the last Commission meeting and the individuals present voted to approve Jess Lewis' proposal. He further explained that the West Central residents want something of a more residential nature with more green area. Mr. Smethers stated he has never seen a more beautiful building as what Jess Lewis has presented. Mr. Smethers related that the first letter received by the Commission from the West Central Neighborhood Association on the Firefighters Credit Union expressed formal approval of the Department of Housing and Urban Development guidelines, while the second letter only endorsed the proposal given by Jess Lewis.

Mr. Jess Lewis referred to Mr. Smethers' comments regarding their proposal on how he had never seen a more attractive tin building. He stated that Mr. Gumbert and he were not aware that there was any political involvement in this matter and that they were not aware they were supposed to display their wares prior to the meeting.

Mr. Smethers stated he finds no fault with anything Mr. Lewis has said. He reported that he was invited to present his proposal to the West Central Neighborhood Association and for some reason or another chose not to. Mr. Smethers could not conceive how the twelve (12) employees they propose will have ample parking plus any customer parking. Mr. Smethers summed up that he hoped he put everything in prospective for the Commissioners.

Mr. Gumbert wondered why the residents let the area be rezoned if they didn't want a business there.

Mr. Smethers remarked he felt everyone here would rather live across from a residential-type construction versus a transmission shop regardless of how it would be constructed. He referred back to November of 1975 when the Redevelopment Commission wrote a change to the Urban Renewal Plan that was originally submitted to the Department of Housing and Urban Development requesting that the site could be used for something such as a transmission shop. He explained that when the area was cleared, the zoning was not made for this, and the residents wanted to reserve the development to a more residential-type construction.

Mr. Snyder mentioned that he would like the letter of September 17, 1976 from Dr. C. James Owen of the Department of Community Development and Planning recommending that the Redevelopment Commission approve the Firefighters Credit Union to go on record.

RESOLUTION NO. 76-30 - Resolution Selecting A Developer For Redevelopment On Disposition Parcel No. 5 In The West Central Neighborhood Development Program (IND. A-14)

Mr. Henry F. Rood, looking at it from a taxpayer's point of view, moved that the Commission accept the proposal of Jess Lewis. Mr. John L. Andreas seconded the motion provided that there is a minimum of 12' as proposed from the sidewalk to the building.

RESOLUTION NO. 76-31 - Resolution Approving A Listing Contract Between City Of Fort Wayne, Department Of Redevelopment, And Joe N. Goldstine & Son In Connection With The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Weinraub informed the other members that this was strictly a renewal of Mr. Goldstine's contract for another 180 days.

Mr. Rood inquired as to how long Mr. Goldstine has been the agent. He said he felt the Commission should give another realtor a chance.

All the Commissioners agreed to approve this extension for Mr. Goldstine and when it expires move along to someone else.

Mr. Robert W. Hutzner moved the approval of Resolution No. 76-31, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

NEW BUSINESS

RESOLUTION NO. 76-34 - Resolution Approving An Agreement By And Between The Board Of Public Works Of The City Of Fort Wayne And The Fort Wayne Redevelopment Commission Covering Site Improvement Work On The Senior Citizen Center Block

Mr. Weinraub stated that Resolution No. 76-34 would be tabled until a later date because the architect has to redesign this particular project since the two (2) bids that came in were over the engineering amount.

Mr. Turk explained that his original intent was for the architect to be here tonight and present their plan to the Commission; however, he said he felt it would be better if he came to the next Commission meeting.

Mr. Hutzner said he was concerned about the presentation given by the developer, Mr. Livergood, and wondered if something could be done to clarify who will manage the property.

Mr. Andreas related that the Commission had made a recommendation of a developer to the Department of Housing and Urban Development.

Mr. Turk reported that the Commission is not bound to go with Expression, Inc., as the developer for this project, but he told the members of the Commission that they saw merit with Expression, Inc., from the beginning and he felt there is still good reason to think that they will be able to go with this site. Mr. Turk advised the Commissioners that if they felt for some reason they should discuss this matter further, then they should delve into it. He mentioned that several months ago there was some question as to Expression's financing capabilities, but the Department of Housing and Urban Development has approved them now. Mr. Turk stated that perhaps now is the best time to try to nail down the terms of Mr. Livergood's operation. He suggested further negotiation.

Mr. Hutzner assured the other members that he is not trying to stop this project, but that he is just concerned about the management.

Mr. Rood asked if Mr. Turk was familiar with the management of National Housing Partnerships.

Mr. Turk responded that National Housing Partnerships is responsible for the construction and in many cases the management of subsidized housing and has been known as a pretty responsible corporation. Mr. Turk said he thought the Commission should get a better understanding as to the relationship of Mr. Livergood to his partner. He suggested a joint meeting with Mr. Livergood and the Housing Authority in order to understand their involvement. Mr. Turk said he felt the Commission should be brought up-to-date.



Mr. Rood remarked that the Sheraton is a good example of poor management and added that Greenfield Square has suffered some of the same trouble.

Mr. Weinraub reported that Mr. Turk has been down to Indianapolis and talked to officials of the Department of Housing and Urban Development, but did not get very direct answers.

Mr. Turk reminded the Commissioners that they have heard some things this evening for the first time and that they shouldn't get overly upset.

Mr. Rood wondered if the Commission still has the authority to turn this down if they do not like the management team.

Mr. Turk assured the Commission members that they did. He said that the Department of Housing and Urban Development selected the developer in the final analysis. Mr. Turk reported that the Commission's agreement is that if the type of development Mr. Livergood has presented can go ahead then the Commission will offer him a contract which still must be negotiated. Mr. Turk related that the Commission is at a point to begin negotiation of the contract for sale of land. He explained that all questions have to be resolved before the contract can be negotiated.

Mr. Weinraub stated that the Commission can revise the contract.

Mr. Clifton reported that there were eight (8) redevelopers who bid and each one was given exclusive options. He stated that each option specified that the final would in effect be an acceptance by the Commission of their bid and would automatically reject any body not selected. Mr. Clifton said this would leave it up to the Department of Housing and Urban Development to select a developer in order to obtain Section 8 financing. Mr. Clifton told the Commissioners he felt a letter should be written tentatively selecting Expression subject to certain points. Mr. Clifton said he was under the impression the project was going to be run by Expression. He advised the Commission members that they could handle this matter on the basis that the Commission will not continue the project on this principle.

Mr. Turk said he felt the Commissioners should explore the matter first and meet with the developer with any questions they might have.

A discussion between the Commissioners followed.

All the Commission members agreed that Mr. Turk should negotiate with Expression.

Mrs. Stith inquired as to who Expression said would manage the project when they first presented their proposal.

Mr. Rood replied that they didn't say.

RESOLUTION NO. 76-35 - Resolution Authorizing An Increase In An Acquisition Price For Parcel 2-14 In The West Main Street Renewal Project, Phase II

RESOLUTION NO. 76-36 - Resolution Authorizing An Increase In An Acquisition Price For Parcel 2-9 In The West Main Street Renewal Project, Phase II

RESOLUTION NO. 76-38 - Resolution Authorizing An Increase In An Acquisition Price For Parcel 2-12 In The West Main Street Renewal Project, Phase II

Mr. Turk pointed out that Resolution No. 76-35, Resolution No. 76-36, and Resolution No. 76-38 are all similar in that they are all authorizing an increase in the acquisition prices of Parcels 2-14,



2-9, and 2-12, respectively. He explained that while negotiations with the property owners were taking place, three (3) owners presented facts that he felt should be considered by the appraisers subsequent to the first appraisal reports. Mr. Turk related that in each instance he discussed with both appraisers and they came to the conclusion that there was some justification for a price increase in these three (3) cases. Mr. Turk stated that the appraisals have been revised, and that the passing of these three (3) resolutions would recognize the increases. He noted that in each case the increases were less than 5%, which is very minor however determined necessary.

Mr. Andreas inquired, for clarification purposes, if all of the other owners have been negotiated with at the prices approved by the Commission.

Mr. Turk explained that he has only offered the acquisition prices that were approved by the Commissioners to the owners and where an owner requests an increase, if he felt warranted, would present it to the Commissioners.

Mr. Rood wondered if there would be any other similar situations that would arise after the Commission approved these three (3) increases.

Mr. Weinraub reported that there only remain two (2) other properties to be negotiated after these three (3) increases are approved. He said all other agreements have been signed or will be and are in the process of being purchased.

Mr. Andreas felt by approving these three (3) increases it simply gives the other two (2) still to be acquired more encouragement to hold out and he felt the other owners that have agreed to the price offered may have wished they would have waited.

Mr. Turk related the process of where there seems to be some merit in owners' arguments, and the appraisers feel there is some justification, then it is reviewed for an increase.

Mr. Weinraub referred to Dr. Zweig's property at 344 West Berry Street and explained that there is no price change in this negotiation. He related that as soon as Mr. Saalfrank finds out his relocation benefits he will sign the agreement. Mr. Weinraub related the same with Mr. Murphy's property located at 326-332 West Berry Street.

Mr. Henry F. Rood moved the approval of Resolution No. 76-35, Resolution No. 76-36, and Resolution No. 76-38 upon Mr. Turk's recommendation. Mr. Robert W. Hurner seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Turk told the Commissioners that the majority of owners seem to be very satisfied that they were treated fairly in terms of the price offered.

RESOLUTION NO. 76-37 - Resolution Approving An Agreement By And Between The Board Of Public Works Of The City Of Fort Wayne And The Fort Wayne Redevelopment Commission Regarding Street Lighting Along Wallace Street In The Hanna-Creighton Urban Renewal Project

Mr. Turk explained that Resolution No. 76-37 formally approves an agreement with the Board of Works on the street lighting along Wallace Street. He stated that the purpose of the resolution and written agreement is due to regulations by the State Board of Accounts. Mr. Turk reported that the Board of Works has bid the work and the Commission will pay for it. Mr. Turk said if the Commission approves



Resolution No. 76-37, he would then notify the Board of Works and they would be able to proceed.

Mr. Robert W. Hutner moved the approval of Resolution No. 76-37, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub advised Mrs. Stith to notify Mr. Galen Babb that it took a while but his area of the City will have their lighting shortly.

ADJOURNMENT

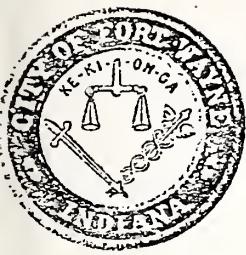
There being no other business, Mrs. Hana L. Stith moved that the meeting be adjourned, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 9:15 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary





THE CITY OF FORT WAYNE
community development & planning

17 September 1976



Mr. Leonard Weinraub, President
Fort Wayne Redevelopment Commission
City-County Building
One Main Street
Fort Wayne, IN . 46802

Dear Mr. Weinraub:

I understand the Redevelopment Commission is in the process of choosing a development proposal for the reuse of NDP parcel #5 located at the southeast corner of VanBuren Street and Jefferson Boulevard, which is in the area designated as the West Central Neighborhood.

Since my office has been assisting the West Central Neighborhood Association with planning for their neighborhood for a number of years I would like to state this department's official position regarding this issue.

My staff has evaluated both the Fort Wayne Fire Fighters and Jess Lewis Transmission Inc., proposals, using the West Central Neighborhood Sketch Plan for a model. The plan identifies industrial encroachment as one of the major problems to the neighborhood. I feel that by approving Jess Lewis Transmission the Redevelopment Commission will be furthering this encroachment. While the credit union, by design, size of the building and traffic generation characteristics, is more complementary to the neighboring residential area.

The difference between the bid of the credit union - \$11,000 and Jess Lewis - \$15,100 is lessened when compared to the reinvestment which is being made by the people living in this area. Through this office's efforts, we have loaned over \$85,000 to residents to rehabilitate their homes along with installing \$73,000 in new ornamental street lighting, curb, sidewalks and repairing the brick streets. This year Community Development and Planning will expand their efforts by an estimated \$200,000.-

By choosing the Fire Fighters Credit Union's proposal for this



Mr. Leonard Weinraub, President
Fort Wayne Redevelopment Commission

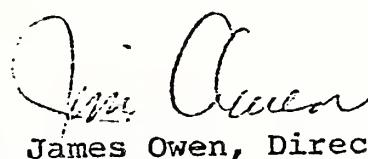
17 September 1976

Page 2

parcel the Redevelopment Commission will not only be complementing this department's efforts in the area but will be adding to the confidence needed in providing the neighborhood with stability.

We will appreciate all consideration you can give this request.

Sincerely,


C. James Owen, Director

CJO:pb

CC: Robert Wagner, 1301 Rockhill, Fort Wayne, IN 46804
Robert Turk, Director, Redevelopment Commission
Jay Snyder, Assistant Planner, CD&P
File:



MINUTES OF REGULAR MEETING

DATE: September 13, 1976, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
John L. Andreas

MEMBERS ABSENT:

Henry F. Rood

STAFF PRESENT:

Robert P. Turk, Executive Director
Julia A. Zickgraf
Brian H. Collins
Mary Beth Young

OTHERS PRESENT:

Allan Davis, Raymond, Parish, Pine & Weiner
Michael Weiner, Raymond, Parish, Pine & Weiner
Daniel Shuster, Raymond, Parish, Pine & Weiner
Virginia Bensheimer, Journal-Gazette
John Perlman, News-Sentinel
Carolyn Randolph, WMEE-WMEF
Robin Kasiscke, Student
Jay Snyder, Community Development and Planning
Larry Smethers, President, West Central PAC
Jim Schaab, West Central Resident
Marshall O. Tarney, West Central Resident
Walter L. Schoppman, West Central Resident
Florence Converset, West Central Resident
Mr. & Mrs. Virgil A. Trim, West Central Residents
Joanne Bruce, West Central Neighborhood Association
Mr. & Mrs. Jess A. Lewis, Jess Lewis Transmissions
Mr. & Mrs. Robert Gumbert, Jess Lewis Transmissions
Ron Brockmeyer, Firefighters Credit Union
Robert Edwards, Firefighters Credit Union
Herbert Haneline, Firefighters Credit Union
10 other people present

Mr. Weinraub called the meeting to order at 7:31 P.M.

ROLL CALL

Mr. Hutner noted that a quorum was present.

APPROVAL OF MINUTES

Motion was made and seconded for the approval of the minutes of the Regular Meeting of August 9, 1976. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Weinraub inquired if any of the entries on the Voucher Sheet were unusual.

Mr. Turk referred to the two (2) vouchers listed on the Agenda that



relate to the bond sale. He explained that the bill from Barrett, Barrett & McNagny was based on time. Mr. Turk told the Commission members that he requested Barrett, Barrett & McNagny to review the voucher from Ice, Miller, Donadio & Ryan to make sure it was in order. He related that other than these two (2) bills there are no unusual entries on the Voucher Sheet.

Mr. Andreas questioned if this would be the only and total amount charged.

Mr. Turk replied that both bills are final and that they were the only vouchers received.

Mr. Robert W. Hutner moved that the voucher from Barrett, Barrett & McNagny for \$8,037.69 and the one from Ice, Miller, Donadio & Ryan for \$3,610.00 be approved for payment. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub pointed out that the West Main Street bond issue money is being put to good use in interest bearing notes.

OLD BUSINESS

Status of Chapman Claim

Mr. Weinraub referred to the letter from Mr. Clifton dated September 13, 1976 regarding the claim received from Mr. Chapman. He recommended that this matter be tabled for an Executive Session so that the members of the Commission can have more time to review the matter.

All Commission members agreed.

Formation of Central Business District Advisory Committee

Mr. Weinraub explained that a list of people has been compiled to form the CBD Advisory Committee to help develop a downtown plan. He reported that the Committee has met once on September 2nd at 12:00 Noon for a luncheon/meeting with the consultants. He added that it is hoped the Committee's input will help develop a plan for downtown. Mr. Weinraub read the names contained on the list of the Committee aloud. He mentioned that the Committee would be meeting again soon.

NEW BUSINESS

Review Proposals Received on West Central Disposition Parcel No. 5

Mr. Turk related that bids for Disposition Parcel No. 5 in the West Central NDP Project were received on August 23, 1976. He explained that the two (2) bids received were from Fort Wayne Firefighters Credit Union and Jess Lewis Transmissions. Mr. Turk stated that representatives from both places are here tonight to explain the kinds of developments they envision on the site and are prepared to present proposals to the Commissioners at this time. Mr. Turk told the Commission members that following the presentations by the bidders they should feel free to review the proposals at a later date. Mr. Turk also mentioned that representatives from the West Central NDP Area were present to state their views on the matter.

Mr. Robert Gumbert, manager of Jess Lewis Transmissions, spoke first. He informed the Commission members that Jess Lewis Transmissions have been in business for thirteen (13) years directly across the alley from



Disposition Parcel No. 5. He mentioned that he has heard some rumors that there have been junk cars outside of his place of business and that there has been a great deal of noise. He pointed out that this is not Jess Lewis Transmissions but the service station next door to them. Mr. Gumbert stressed that Jess Lewis Transmissions is not a junky place. Mr. Gumbert pointed to the plan of their proposed building. He explained the landscaping and stated that it would be presentable for any neighborhood. He further said that they are anticipating having six (6) stalls and adding four (4) more employees which would bring the total employment to twelve (12). Mr. Gumbert told the Commissioners that business has been good.

Mr. Weinraub asked if their present building would be torn down.

Mr. Gumbert explained that Jess Lewis Transmissions lease their present building and that it will remain where it is.

Mr. Weinraub stated that permits would have to be obtained in order to get a driveway cut off of Jefferson Boulevard.

Mr. Gumbert responded that he assumed permits would be required.

Mr. Weinraub inquired if they would be using the alley that runs east and west off of Van Buren and Broadway Streets.

Mr. Gumbert replied negatively and added that he did not know exactly what the building codes are.

Mr. Weinraub inquired as to how much room would be left to the east in order to allow access from the building.

Mr. Gumbert stated that there would be approximately 35 feet left. He explained that the building is 50 feet long and the lot is 100 feet wide.

Mr. Weinraub questioned the amount contemplated on being spent.

Mr. Gumbert answered that it would be about \$60,000.

Mr. Weinraub asked if that amount included any equipment inside.

Mr. Gumbert said that the amount does include some equipment they have inside but that they would have to buy some more.

Mr. Gumbert went on to explain that their proposed building will be up from the ground four (4) feet with cement block and steel landscaping would comprise the rest of the front. He stated there would be no open storage but that they would have to have a container for trash.

Mr. Turk inquired if the trash container could be enclosed.

Mr. Gumbert assured the Commissioners that the container would be screened in and there would be no problem.

Mr. Weinraub questioned if the daily operation of the building would be away from the traffic and housing on Van Buren Street.

Mr. Gumbert responded affirmatively.

Mr. Jay Snyder from the Department of Community Development and Planning inquired as to the bid price.

Mr. Weinraub stated that the bid received was for \$15,100.

Mr. Larry Smethers inquired as to the type of construction there would be on the Van Buren Street site and how close it would be to the sidewalk.

Mr. Gumbert replied that the building would basically be of steel construction with four (4) foot cement block up from the ground all around except for the display front.



Mr. Weinraub said he felt by code Jess Lewis Transmissions would have to stay one (1) foot away from the sidewalk.

Mr. Turk stated that there would be a 25 foot setback from Jefferson but not Van Buren.

Mrs. Stith questioned if Jess Lewis Transmissions had any plans of doing other work besides transmission.

Mr. Gumbert explained that they only handle transmission work at the present time but that they would like to do tune-up work. He guaranteed the members that there would never be any heavy body work or paint work done.

Mr. Turk inquired if Jess Lewis Transmissions could provide the Commission with a site plan of what they are contemplating assuming no action is taken this evening.

Mr. Gumbert answered affirmatively.

Mr. Jess Lewis informed the Commission members that Mr. Gumbert has been with him several years. He pointed out that Mr. Gumbert schedules work to be done for each morning and sees that it is completed by that evening allowing the area to be free of cars. He pointed out that they do the work on the patrol cars. Mr. Lewis said that this work has been previously taken away by the change of administrations, but he noted that it always comes back shortly thereafter. Mr. Lewis told the Commission members that since their building is not owned by them, it really makes it difficult to give an update. He related that they have been located at their present building for thirteen (13) years with a good reputation and that they try to keep their premises presentable. Mr. Lewis told the Commissioners that they do not advertise, but that word travels only by word of mouth. He summed up saying that they would certainly like to have the location to branch out because he feels they have worked hard for it.

Mr. Weinraub asked if they would remain in their present location if they did not receive the bid.

Mr. Lewis related that they would probably be spreading out a little but that they would remain there.

The people from Jess Lewis Transmissions were thanked for their presentation, and Mr. Weinraub requested that the Firefighters Credit Union give their presentation at this time.

Mr. Herbert Haneline, President of Firefighters Credit Union, told the Commission members that they have been in business approximately 40 years and that they thought it was about time to build their own quarters. Disposition Parcel No. 5 was discussed as a possible site. Mr. Haneline stated that they do not require a large building for their needs. He explained that it would be of small frame with brick veneer 32' X 36' with a basement. Mr. Haneline said that the Firefighters Credit Union would only take up half of the proposed building at the present time and that the other half would be rented out. He related that there would be parking provided for fifteen (15) automobiles, and that they are anticipating a drive off of Jefferson and an entrance off of Van Buren. He added that they feel they have ample room to landscape properly. Mr. Haneline told the members of the Commission that they presently have two (2) people working for them, and that since it is a financial institution, traffic would move in and out regularly.

Mr. Weinraub inquired if a proposed view of the new building was brought tonight.

Mr. Haneline showed the plan of the building to the members of the Commission. He summarized that it would be basically of wood



construction with a basement that would be divided into two (2) completely separate units--a large meeting room and the other portion used for other small organizations. He added that it would have central air.

Mr. Turk inquired as to the present location of the Firefighters Credit Union.

Mr. Haneline reported that they are located at 5801 Bluffton Road in Engine House No. 5. He stated that they have too much traffic and that they have to move whether they are awarded the site or not. He added that they would like to get situated some place centrally located in order to make it easily accessible for members to do their business.

Mr. Turk questioned how far along they are with their plans.

Mr. Haneline related that a couple of buildings have already been built similar to this plan. He added that they estimate a cost of \$50,000.

Mr. Turk wondered when the Firefighters Credit Union would be able to go ahead with construction.

Mr. Haneline stated that they are in a position to go ahead immediately as soon as the plans are approved in Indianapolis. He pointed out that they do not anticipate any long delay.

Mr. Weinraub asked if the building would strictly be an office building.

Mr. Haneline replied affirmatively. He said the other side would be a small retail shop 16' X 36'.

Mr. Weinraub inquired as to how much of the lot would be consumed with their building.

Mr. Haneline responded that their building would be a little over 1,000 square feet in total--15,000 square feet with the landscaping. He said the parking lot would be blacktopped. Mr. Haneline remarked that they would own their own driveway and would not use the alley as an exit. He said they would have two (2) accesses.

Mr. Weinraub stated that the structure would actually be very small.

Mr. Haneline agreed that the building would be small but that it would be very attractive and suit the needs of the Firefighters Credit Union. He added he felt it would be an asset to the neighborhood.

Mr. Jay Snyder requested the amount of the bid proposed.

Mr. Weinraub related that it was for \$11,100 for the land only.

Mr. Jay Snyder reported that he has been working with the West Central Neighborhood Association and working in the neighborhood a number of years. He reviewed Commission activities that have taken place in the neighborhood. Mr. Snyder first reported the rehabilitation impact boundaries in the neighborhood as Jefferson on the north, Broadway on the east, Conrail on the south, and Swinney Park on the west. He stated that three (3) sites have been acquired. The West Central park originally had fifteen (15) structures. The structures were torn down by the Commission, and the Park Department developed this into a neighborhood park. Mr. Snyder pointed to the green area on the West Central map to the west of the park and said that the Park Department owns the land. He commented that an old barn used to be there, but was torn down because it was an eyesore. Mr. Snyder related that the Broadway block originally contained seventeen (17) structures that were torn down, and now 40 units of elderly housing along with a community center is being proposed. Mr. Snyder told the Commissioners that the Emanuel Lutheran Church is considering making improvements which would be a plus for the area. He added that the City along with the West



Central Association have targeted the yellow and orange areas on the map as "target neighborhood", and all homes are being inspected. Loans to rehabilitate their properties are being offered to owners that are not up to code. Mr. Snyder advised the Commission members that he felt the immediate factors should be weighed before awarding the site to anyone.

A discussion followed referring to the West Central map colors and boundaries.

Mr. Weinraub inquired as to the location of the parking for the Emanuel Lutheran Church in the area.

Mr. Snyder pointed to several parking lots located on the map.

Mr. Weinraub wondered if this was sufficient.

Mr. Snyder said that they probably overflow.

Mr. Weinraub questioned Mr. Snyder's opinion on the proposals that were presented tonight.

Mr. Snyder remarked that his own personal opinion would be to go with the Firefighters Credit Union which he felt is much more compatible with the neighborhood because of the design of the structure. He stated he did not mean that Jess Lewis Transmissions could not do a good job of landscaping, but that he sees Jess Lewis Transmissions as an industrial encroachment in the neighborhood.

Mr. Weinraub wondered how Mr. Snyder felt about what St. Joseph Hospital is doing with their project.

Mr. Snyder stated that he has looked into this and made them aware of the feeling of the West Central residents. Since that time, Mr. Snyder said, their progress has slowed down somewhat.

Mr. Turk mentioned that the site plans of the two (2) bidders should be considered.

Mr. Weinraub requested that the two (2) developers submit a site plan on their proposals so the members of the Commission can make a decision.

Mr. Jim Schaab, a West Central resident and Treasurer of the West Central Project Area Committee, said that the Committee knew in advance that the Firefighters Credit Union were interested in building a structure on Disposition Parcel No. 5 but did not know that Jess Lewis Transmissions were interested also. He reported that the West Central Association was approached by the Firefighters Credit Union at their next to last meeting, and the Association gave their endorsement to them. Mr. Schaab explained then that the Association favors the Firefighters Credit Union rather than any kind of industrial facility.

Mr. Larry Smethers, President of the West Central Project Area Committee, referred to the package that was sent to the Department of Housing and Urban Development at the time the NDP Program was approved. He stated that the intent of the Program is to enhance the neighborhood, and he said that is why he is here tonight along with various members of the West Central Area and are speaking in favor of the Firefighters Credit Union. Mr. Smethers remarked that no one in West Central has any ill feelings towards Jess Lewis Transmissions. He said he hoped Jess Lewis Transmissions could find another site if they do not get this one. Mr. Smethers referred to the West Central map and stated that Jess Lewis Transmissions have building activities east of the area and do not extend on either side. He commented that if he lived on Van Buren he wouldn't want to look into an architecturally steel building.



Mr. Smethers remarked that his observation tonight regarding the Jess Lewis Transmission building was that it was very large for the site. He added that he felt he was really crowding a large structure on the site and that the Firefighters Credit Union building would not. Mr. Smethers summed up that the people in the neighborhood have strong feelings toward seeing the Firefighters Credit Union versus Jess Lewis Transmissions.

Mr. Weinraub related that this matter would be tabled for an Executive Session until update material on site preparations from both developers can be obtained. He hoped that a decision could be made within the next couple of weeks.

Ms. Jean Collins, a West Central resident, stated that she lives across the street from the site, and she felt the noise would be a problem.

Mr. Weinraub informed all the West Central residents present that the trucks that come into the City of Fort Wayne will no longer be allowed to travel through the same way after November 1st.

Mr. Weinraub introduced the three (3) consultants from Raymond, Parish, Pine & Weiner. He noted that they are doing a fine job and will be coming up with some concurrent recommendations for the Redevelopment Commission shortly.

RESOLUTION NO. 76-30 - Resolution Selecting A Developer For Redevelopment On Disposition Parcel No. 5 In The West Central Neighborhood Development Program (IND. A-14)

Mr. Turk stated that Resolution No. 76-30 would have to be tabled at this time since it refers to the selection of a developer for Disposition Parcel No. 5.

RESOLUTION NO. 76-31 - Resolution Approving A Listing Contract Between City Of Fort Wayne, Department Of Redevelopment, And Joe N. Goldstine & Son In Connection With The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Turk pointed out that the contract with Mr. Goldstine has expired and is up for renewal. He explained that the staff has been in touch with Mr. Goldstine who indicates he would like to continue as the Commission's broker for property in the Hanna-Creighton Project area. Mr. Turk stated that Resolution No. 76-31 approves the renewal of Mr. Goldstine's contract for an additional 6-month period.

Mrs. Stith stated that she was not aware of any communication from Mr. Goldstine requesting the renewal of his contract.

Mr. Weinraub related that he spoke with Mr. Goldstine regarding the contract.

Mrs. Stith felt Mr. Goldstine should submit a letter to the Commission giving his intention that the contract be renewed.

Mr. Weinraub recommended that the Commission notify Mr. Goldstine to submit a letter giving his opinion on renewing his contract. Mr. Weinraub mentioned that the present contract would be extended until the renewal can be approved by the Commission.

All Commissioners agreed.



RESOLUTION NO. 76-32 - Resolution Authorizing The Executive Director To Offer Acquisition Prices And Execute Agreements To Purchase Real Estate And Acquire Parcels In Block II Of The West Main Street Renewal Project

Mr. Robert W. Hutner moved the approval of Resolution No. 76-32, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Mr. Weinraub turned the meeting over to the Vice President, Mrs. Stith, since he had to leave.

Mr. Turk related that the consultants from Raymond, Parish, Pine & Weiner have had an opportunity to develop an approach, and he gave the floor to them at this time.

Mr. Michael Weiner told the Commission members that the program they have developed is a program that they feel will be successful and will result in a number of proposals within the next couple of years. He referred to a map of the downtown area and related that over the last twenty (20) years the economic aspect in the downtown has changed. Mr. Weiner stated that the changes are very similar to other cities, however. He reported that most of the growth has been moving out of the downtown areas, and the inner areas have lost population. Mr. Weiner said that as a result of the population in outlying areas, the commercial and retail places have also moved out. He remarked that there is still a lot of retail downtown, but it is not dominant. Mr. Weiner reported that he has seen major change take place. Fort Wayne used to have some hotels downtown, but now there is no downtown hotel except for the Travel Lodge. He felt this was somewhat unusual for the size of Fort Wayne. Mr. Weiner related that there is a strong trend in banking, civic, governmental, and new structures downtown. He referred to the Performing Arts Center and the many churches that are downtown. Mr. Weiner noted that there are few museums, theaters, and restaurants. Mr. Weiner stated that there is still a great deal of life in the downtown, but that the land use has changed due to the moving out of the downtown area. Mr. Weiner explained that they have a four (4) step process to the planning that they follow. He told the members of the Commission that the first step in their process is reconnaissance in which they go out and look over the community to see what makes it special. Mr. Weiner related that their second step is analysis whereby they take the material they have found and determine the problems. He said that they decide what sense of direction they want to take and what the function and purpose is. He told the Commissioners that to them the downtown is a very special place. It sets the tone of the City. Mr. Weiner reported that their third step in the process is planning and design. He stated that they are presently at this phase now and will commence to put together a list of planning objectives, projects, and a series of budgets and financial analyses. Mr. Weiner remarked that the fourth step is implementation whereby the plans are taken and it is decided how to implement them. Mr. Weiner referred to a map showing vacant building spaces in the downtown area and noted that there is a tremendous number of vacancies along Calhoun Street. He said that they plan on strengthening the retail downtown. Mr. Weiner pointed to a map displaying open parking. He mentioned that there is a lot of parking (structures, public parking, and private parking), and that over 50% of the land is either streets or parking. He said that they intend on providing adequate parking in the right places that will be safe and convenient for people who will want to use it. Mr. Weiner referred to another map showing active retail service areas in the downtown area. He mentioned that Wayne and Calhoun Streets are still active. Mr. Weiner showed another map



referring to the assessed value ratio of building to land. He stated that there seem to be a lot of places where the value of the land is greater than the value of the building. Mr. Weiner exhibited another map showing institutions. He related that there is a strong number of institutions out in the West Central Area which shows that there is still some vitality and life left in downtown. Mr. Weiner referred to another map which illustrated public land ownership. He stated that they would be able to deal with or modify the land shown on this map themselves. Mr. Weiner pointed to the last map indicating projects under construction or subject of recent discussion. He advised the members that they would be helping them choose those projects which should proceed at an early date and those which have to be postponed, modified, or changed. Mr. Weiner referred to all the projects shown on the map and stated that they will consider ways and means to help move ahead or do something with each one. Mr. Weiner summed up that they would return within the next couple of weeks with short and long term projects.

All the Commission members agreed that the consultants gave a very concise summary, and they thanked them for their presentation.

West Main Street Renewal Project

Mr. Turk reported that with the approval this evening of the acquisition prices in Block II of the West Main Street Renewal Project, negotiations can now actively begin with the fourteen (14) property owners. He noted that all appraisals are in and have been reviewed by the staff as of last week. Mr. Turk stated that they were very satisfactory, and that he will proceed as rapidly as he can to complete transactions with the property owners. He added that he has received numerous calls from the owners. Mr. Turk told the Commission members that the Department of Minimum Housing and Relocation will handle all the relocation matters. He related that they have completed all residential services and are in the final phase of completing other services. Mr. Turk summed up that the staff will be meeting with Minimum Housing and Relocation this week to set property management procedures which will enable the Commission to serve as good landlords to all tenants.

Status of Expression, Inc.

Mr. Turk stated that he went to the HUD office in Indianapolis earlier this week with a couple of representatives of the Department of Community Development and Planning to determine the progress of the selection of Expression, Inc., as the developer of 202 units of senior citizen housing. Mr. Turk said that HUD granted a further extension of time to Expression, Inc., in order to complete financial matters. He related that the extension expires a week from today. Mr. Turk stated that he is very hopeful that Expression, Inc., will be able to complete their proposal to HUD successfully. Mr. Turk informed the members of the Commission that as soon as HUD makes a commitment to allocate funds, a contract can be negotiated. Mr. Turk assured the Commissioners that HUD has given some indication that if Expression, Inc., cannot satisfy them that another developer could be brought in on that site. He told the members that a decision should be made within a week.

Mr. Turk related that Mr. Collins will discuss the Hanna-Creighton utility easement that came to the Commission's attention last week.

Mr. Collins said that the Commission is attempting to vacate a utility easement which runs north and south through the property we sold to Lincoln Chapman. He mentioned that all the utilities have indicated



they do not require the easement. Mr. Collins remarked that in order to avoid further infringement on Mr. Chapman's property, the Commission has proposed to I&M the possibility of an easement along the north property line. He referred to the area on the Hanna-Creighton map.

Mrs. Stith noted that it would eliminate any problems in the future, but that it would make the parcel of land smaller.

Mr. Turk responded that this would not make the land any smaller. He said that no one would put a building over the easement. The developer could place drives, parking, or landscaping on the easement.

Mr. Collins remarked that this has been accepted by I&M.

Mr. John L. Andreas moved the approval of the granting of the easement as discussed by Mr. Collins. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

Mr. Robert W. Hutner moved that the meeting be adjourned, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 8:50 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary



MINUTES OF REGULAR MEETING

DATE: August 9, 1976, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
John L. Andreas

MEMBERS ABSENT:

Henry F. Rood

STAFF PRESENT:

Robert P. Turk, Executive Director
Julia A. Zickgraf
Brian H. Collins
Mary Beth Young

OTHERS PRESENT:

Virginia Bensheimer, Journal-Gazette
Karen Walker, News-Sentinel
Roger Rayl, WMEE-WMEF
Robin Kasiscke, Student
2 other people

Mr. Weinraub called the meeting to order at 7:35 P.M.

ROLL CALL

Mr. Hutner stated that a quorum was present.

APPROVAL OF MINUTES

Mr. Robert W. Hutner moved the approval of the minutes of the Bid Opening, Public Hearing, and Regular Meeting of July 12, 1976 and reconvened on July 19, 1976, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Weinraub inquired if the Voucher Sheet contained any entries above and beyond the normal ones.

Mr. Turk explained that all the entries basically consisted of services in terms of financial payments, etc., and that all of them have been discussed before.

Mr. John L. Andreas moved the approval of the Voucher Sheet, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

West Main Street Bond Issue

Mr. Turk reported that bids were received on July 29, 1976 at 1:00 P.M. in the Controller's Office on the Redevelopment District Capital Bonds. He referred to the summary sheet included in the Commissioner's packages containing all the data about each bidder. Mr. Turk told the Commission members that the best and lowest bid was submitted by The First National Bank of Chicago with a net rate of 5.110664. He explained that two (2) other bids received were reasonably close in comparison out of a total of seven (7) bids. Mr. Turk informed the



Commissioners that the printing of the bonds is taking place presently and added that the Mayor and the City Controller will have to sign the bonds. Mr. Turk stated that a closing can be arranged after the bonds have been signed. He summed up saying that the whole process would take approximately two (2) weeks.

Mr. Weinraub remarked that in approximately two (2) weeks the Commission will have funds to start acquiring property. He mentioned that the Department of Minimum Housing and Relocation is going to handle the relocation end of the project, and that the Commission should receive a response on the survey being done on the second block residents within the next couple of weeks.

Mr. Turk informed the members of the Commission that the Department of Minimum Housing and Relocation should have their survey completed this week.

Mrs. Zickgraf related that there is just one six-unit apartment building left to be done in the survey.

Mr. Turk reported that the Commission will probably start working with the property owners around the end of this month as soon as the appraisals are completed and the Commission is satisfied with the indicated fair market values.

Mr. Weinraub stated that he hopes the Commission can move along smoothly without too many problems from now on.

Status of Architonics, Inc./Pond Construction Company

Mr. Weinraub stated that this particular matter has to do with the NDP East Central Area on Washington and Wayne Streets.

Mr. Turk told the Commission members that after Architonics, Inc./Pond Construction Company was selected as the developer, they proceeded the following day to deliver to HUD in Indianapolis their application for Section 8 and FHA Mortgage Insurance together with the approvals on their selection. Mr. Turk said that the subsidy selections were chosen last Thursday, and HUD only had the ability to make commitments on a few housing matters in Indianapolis. Mr. Turk reported that this project was not funded out of this. He related that he talked to HUD officials regarding this matter, and they advised the Commission that another opportunity on this will be made available in October. Mr. Turk stated that he hoped our developer would be able to secure development then. He said that he has advised HUD on figuring this for the site, but that the earliest possible consideration would be in October. Mr. Turk reported that he would keep the members of the Commission abreast of the matter.

Status of Street Lighting Along Wallace Street

Mr. Weinraub stated that he understood the Board of Works was going to advertise for bids on the street lighting.

Mr. Turk replied that this is correct.

Mr. Collins explained that the order for the street lighting will be sent to the Board of Works this week, and that the advertisement should appear within the next two (2) weeks in the newspapers.

Mr. Weinraub inquired if a cost amount would be established by the next Commission meeting.

Mr. Collins responded affirmatively.



Mr. Weinraub advised Mrs. Stith to inform Mr. Galen Babb of the status of the street lighting.

NEW BUSINESS

Discuss and Review the Status of Projects

Neighborhood Development Program (IND. A-14) - West Central Area

Mr. Turk stated that following the approval of the West Central plan change, this allowed the Commission to begin advertising for the sale of Disposition Parcel No. 5. He reported that three (3) parties have picked up bid documents for the bid opening on August 23rd at 10:00 A.M.

West Main Street Renewal Project

Mr. Turk referred to the bond issue previously discussed and the acquisition and relocation processes. He reported that Brian Collins has discussed site improvements and utility relocation coordination with the City Engineer, Mr. Biggs. Mr. Turk told the Commission members that Mr. Biggs is going to request a member of his staff to coordinate the engineering aspects with the Redevelopment Commission and the developer. Mr. Turk related that Brian has scheduled a meeting with the utility coordinating committee.

Mr. Collins told the members of the Commission that he will be meeting with the utility group Thursday to let them know that they should start thinking about the second block of the West Main Street Project.

Mr. Weinraub mentioned the difficulty the Commission would encounter with the telephone lines in the area.

Mr. Collins agreed and stated that they would have to be dealt with as they have been previously.

Downtown Development

Mr. Weinraub told the other members that Mr. Turk has discussed with Mayor Armstrong the possibility of appointing a Citizens Advisory Committee that would meet with the Redevelopment Commission and the consulting firm. He said that the Mayor will be submitting a list of people to choose from. Mr. Weinraub requested the Commission members present to submit any names they felt should be included in the group to Mr. Turk. Mr. Weinraub related that a letter is being transmitted to the City Council President, Mr. Stier, asking him to serve as a member of the Committee or appoint a representative. Mr. Weinraub mentioned that Mayor Armstrong received a similar letter. He reported that by the next Commission meeting, a list should be compiled of people to choose from for the Committee. Mr. Weinraub stated that he hopes the Committee will consist of businessmen and women in the downtown area.

Consideration of Consultant's Proposal on Downtown Redevelopment Plan

Mr. Weinraub referred to the proposal received from the consulting firm of Raymond, Parish & Pine, Inc.

Mr. Turk requested that the Commission members approve the proposal tonight. He explained that the Commission transferred funds some time ago in order to allow the Commission to get into a program for



the improvement of downtown. He went on to say that since that time discussions have taken place and consulting firms have been evaluated. Mr. Turk stated that he feels the proposal received from Raymond, Parish & Pine, Inc., is excellent and that a summary of substance of the proposal has been prepared for members of the press. Mr. Turk explained that the work consists of three (3) stages with the first one encompassing six (6) weeks. He went on to say that an economic team from Raymond, Parish & Pine, Inc., will survey the market and economic potential and improvement projects for the downtown area. They will analyze costs, market impacts, etc. Mr. Turk said that this would all be done in conjunction with both the Commission and City staff, and that there are staff resources and data available. Mr. Turk related that these people will help in achieving a recommendation to City Council within a ten (10) week period.

Mr. Turk reported to the Commissioners that the second stage of the proposal consisted of a four (4) week period. He stated that this stage is designed to test preliminary recommendations with City Council, downtown business groups, financial institutions, the Convention and Tourism Authority, Mayor Armstrong, and to take suggestions and refine the plan into firm recommendations to the City Council. The Council would then have the role of evaluating the recommendations and advising as to the direction they feel the Commission should take.

Mr. Turk summed up that the third stage consists of nine (9) months and prepares for implementation.

Mr. Weinraub inquired if the figure presented as the contract fee is the total figure for almost a year.

Mr. Turk replied affirmatively. He pointed out that the proposed figure includes the completion of Stage 3 entirely. Mr. Turk added that he felt the proposal was fair.

Mr. Weinraub stated that the Commission has a commitment of eight (8) weeks to give City Council a status report.

Mr. Robert W. Hutner moved the acceptance of the proposal received from Raymond, Parish & Pine, Inc. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Hutner wondered if there was any possibility of speeding the whole process up rather than waiting to review the potential candidates for the Citizens Advisory Committee at the next meeting. He stressed that it would be another month before the Committee would meet if the Commission waits until the next meeting.

Mr. Weinraub said he could not see any reason why it would have to be delayed until the next Commission meeting. He stated that a decision could be made as soon as names are obtained from the Mayor.

Mr. Turk agreed that the review process could be hastened. He explained that Mr. Stier is going to review the matter with the City Council soon. Mr. Turk stressed that the Citizens Advisory Committee would be a working committee. He said he felt twelve (12) members would be an adequate size group.

Mr. Weinraub stated that this matter should be handled within the next ten (10) days.



Mr. Weinraub inquired as to the status of the Hanna-Creighton area.

Mr. Turk informed the members of the Commission that Mr. Chapman has submitted a letter to the Commission.

Mr. Weinraub read the letter aloud. Mr. Chapman's letter reported problems he ran into with the demolition work done on the property that he purchased from the Commission. He listed the additional expenses he had to deal with and submitted a total of \$7,979.00.

Mrs. Stith passed around some pictures that she took in the area to substantiate the problems Mr. Chapman had with the property he purchased.

Mr. Weinraub told the other members that this matter would be taken under advisement and looked into to see what could be done for Mr. Chapman.

Mr. Andreas inquired as to the amount received for the property that was sold to Mr. Chapman.

Mr. Weinraub responded that Mr. Chapman purchased the property for \$20,000.

Mr. Turk recommended that the Commission's attorney review the matter and advise.

All Commissioners agreed.

West Central Land Disposition Bid Opening

Since this matter was discussed previously, the Commissioners moved on.

Expiration of Real Estate Brokerage Agreement (Hanna-Creighton)

Mr. Weinraub informed the members that Mr. Goldstine's contract will be up the first part of September, and that the contract should either be renewed or given to someone else.

Mrs. Stith questioned if Mr. Goldstine has requested that the contract be renewed.

Mr. Turk replied negatively. He explained that his only intention was to advise the Commission members of the expiration of the contract.

Mr. Hutner inquired if Mr. Goldstine has made any progress.

Mr. Turk stated that Mr. Goldstine has had one (1) or two (2) potential clients that were interested.

Mr. Weinraub inquired as to the status of the interest of Reverend White.

Mr. Turk replied that he has had some indication that Mr. Goldstine is working further on this, and that he would look into it and advise the Commission.

NAHRO Membership Due in September

Mr. Weinraub referred to the bill from NAHRO for \$1,110.00 for annual membership.



Mr. Turk explained that NAHRO contains the national and state chapters which represents the cities and redevelopment commissions across the country. He stated that the Commission does use the services supplied by NAHRO from time-to-time, and that they hold a series of conferences and workshops for commissioners, mayors, and redevelopment and housing authority staffs. Mr. Turk stated that he felt since this was the only representative organization the Commission belonged to, it would probably be worthwhile to renew the membership.

Mr. Weinraub entertained a motion for the renewal of the NAHRO annual membership.

Mrs. Hana L. Stith moved the renewal of the NAHRO membership, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

National Conference on New Housing and Redevelopment Policies, Programs, and Techniques

Mr. Turk explained that there is a national NAHRO conference October 10th through the 13th which covers the national policies and issues that face redevelopment commissions. He requested approval for Mr. Weinraub, Brian Collins, and he to attend the three (3) day conference. Mr. Turk stated that he felt the conference allowed him to compare notes with other cities around the country and to get a fairly good sense of legislation items that are being considered. He added that elections would also be held for the Board of Directors and officers, and since the Commission is a member, they will have to exercise its voting privileges as well.

Mr. Weinraub entertained a motion for approval.

Mr. Robert W. Hutner moved for approval of attendance at the national NAHRO conference being held October 10th through the 13th, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Mr. Turk remarked that he thought it might be worthwhile to begin communications with City Council and other organizations within the City to keep them advised of the progress of the Commission. He referred to a brief newsletter placed before the Commission members.

Mr. Weinraub noted that it was well prepared.

ADJOURNMENT

Mr. Robert W. Hutner moved that the meeting be adjourned, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 8:08 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary

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Fort Wayne, Indiana 46803
703 East Jefferson St.
August 9, 1976

Redevelopment Commission
8th Floor
City-County Building
One Main Street
Fort Wayne, Indiana 46802
Att: Mr. L. Weinraub, President

Dear Sir:

I am writing this letter in regards to the property that I purchased from the Redevelopment Commission in the Hanna-Creighton Area.

My concern and complaint is the problems that I have run into due to the kind of demolition work that was done on the property that I purchased from the Redevelopment Commission.

All kinds of debris was buried there, cement slabs, steps, basements, foundations, gas pipes, oil drums and other things to numerous to name. There were cisterns left and one of my workers and his equipment had to be rescued from one of these cisterns. This condition should not have been allowed. Not only have I lost a great deal of time in trying to get the underground work in but it has also been an unexpected and costly detriment.

Below are a list of additional expenses due to negligent demolition:

2 week bulldozer time 80 hours at \$35.00 per. hr.	\$2800.00
4 days backhoe time 32 hr. at \$25.00 per. hr.	800.00
4 day compression and air hammer \$52.00 per day	208.00
2 pipe fitters 4 days 6 ¹ / ₂ hrs. at \$9.50 per . hr.	628.00
7 ¹ / ₂ tons special stone for fill 2.75 per. ton	2035.00
hauling away rubbish	-1500.00
Total	\$7979.00

This was an expense that I do not feel that should be solely mine. If there is any way that you can aid me to help cover this expense it would be greatly appreciated. Thank you in advance for your cooperation.

Sincerely yours,

Lincoln Chapman

Lincoln Chapman
Lincoln Chapman Enterprises



MINUTES OF BID OPENING, PUBLIC HEARING,
AND REGULAR MEETING

DATE: July 12, 1976, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Hana L. Stith, Vice President
Robert W. Hutner, Secretary
John L. Andreas

MEMBERS ABSENT:

Leonard M. Weinraub, President
Henry F. Rood

STAFF PRESENT:

Robert P. Turk, Executive Director
Julia A. Zickgraf
Brian H. Collins

OTHERS PRESENT:

John M. Clifton, Jr., Attorney
James G. Braden, Architonics, Inc./Pond Construction Company
Dan Yaffee, Colonial Mortgage Company
Carolyn Randolph, WMEE-WMEF
Karen Walker, News-Sentinel
Virginia Bensheimer, Journal-Gazette
Robin Kasiscke, Student

The Vice President, Mrs. Stith, called the meeting to order, and Mr. Hutner announced that a quorum was present.

East Central Bid Opening

Mrs. Stith stated that the bids for the East Central NDP Disposition Parcel No. 1 would be opened. She asked if any other bids were to be received from anyone in the room. There being none, she noted that there was one bid received.

Mr. Turk explained that this bid was received this afternoon and that no other bids were received today.

Mrs. Stith noted that the bid was received on the proper form. The bidder and prospective developer was Architonics, Inc./Pond Construction Company and the bid was dated July 12, 1976. She further noted that the bid price given was \$30,000 and that a certified check for \$1,500 as an earnest money deposit was enclosed.

The proposal stated "We would propose to build a 102 unit, seven story mid-rise elderly building with community facilities as shown on the first floor and 40 one-story elderly units arranged to provide a private courtyard area with easy access to the community facilities of the mid-rise. We would further propose to purchase the parcel of ground adjacent to the west of the existing one-story elderly housing and erect an additional 24 one-story elderly units there."

Mr. James G. Braden explained the contents of the site plan. He stated that the plan was developed according to discussions with the Housing Authority and Redevelopment Commission officials. He related that the 7-story building is directly across the street from the current Maumee Terrace and was planned with the possibility of vacating Harmar Street to make a continuous elderly housing complex. The mid-rise has community facilities on the first floor with easy access



from all units. Parking is designed on the perimeter of the area. Recreation and open space areas are designed to be screened from the outside but available to all units. Entrance for parking areas is off Wayne Street while the service area is off Washington Boulevard. The first floor of the mid-rise has a large community room with a small kitchen. The kitchen is designed for caterers or small groups. There is an arts and craft area with a small sink area. There is also a game room for cards, etc. The laundry room is also on the first floor, as the first floor is a gathering place for the elderly. The first floor also contains public toilet facilities, mechanical room, and a small office for the manager of the facility. There are 6 living units on the first floor which are units for handicapped. The remaining 6 floors have 16 units on each floor with 4 different arrangements of the units so that all are not alike. The one story units have the living room facing the street side. Each contains a kitchen, bath, and bedroom with the bedroom having sliding doors and access to the recreation area. It is estimated that 70-75% of the first floor of the mid-rise is community space and 25-30% living space.

Mr. Braden submitted some of his background stating he worked for others for a number of years as an architect and has worked for himself for the past 4-5 years. He showed photos of other developments he has built, including a 246 unit in Madison, Wisconsin, 140 units in Detroit under the turnkey program, a development in Centerville, Ohio under the 236 financing program, and 141 units in downtown Detroit under 236 financing. All of the developments have been built since 1971.

Mrs. Stith stated that the Commission is interested in quality construction. She relayed that the proposal would be reviewed by the staff and legal counsel and the proposal acted upon shortly.

Public Hearing On West Central Plan Change

Mrs. Stith stated the Redevelopment Commission is holding a Public Hearing tonight on a proposed plan change to the Neighborhood Development Program (IND. A-14). The change allows public and/or residential and supportive commercial uses to occur on Tract 3 in the West Central Area. This Tract is referred to as "The Broadway Block". The plan change has been requested by the owner of Tract 3, the Department of Community Development and Planning. The plan change also corrects a discrepancy in allowed uses on Tract 3 in the West Central Area. The plan change has been approved by the Redevelopment Commission, the City Plan Commission, and the City Council. The Commission requests that persons wishing to make statements limit their remarks to five minutes after first giving their name and address.

No one appeared to speak for or against the proposed plan change.

Mrs. Stith stated a Confirmatory Resolution would be presented in a few minutes.

The Public Hearing and Regular Meeting were recessed at 8:10 P.M. as Mr. Hutner was called away and a quorum of Commission members was no longer present.

MINUTES OF RECONVENED PUBLIC HEARING AND REGULAR MEETING

DATE: July 19, 1976, 9:30 A.M.

PLACE: Office of the Redevelopment Commission, Room 830, City-County Building, Fort Wayne, Indiana



MEMBERS PRESENT: Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutzner, Secretary
John L. Andreas

MEMBERS ABSENT: Henry F. Rood

STAFF PRESENT: Robert P. Turk, Executive Director
Julia A. Zickgraf
Brian H. Collins

OTHERS PRESENT: Karen Walker, News-Sentinel

The President called the reconvened Public Hearing and Regular Meeting to order and noted that a quorum was present.

RESOLUTION NO. 76-24 - Confirmatory Resolution Neighborhood Development Program (IND. A-14)

Mr. Weinraub asked Brian Collins to explain the plan change covered by this resolution.

Mr. Collins explained that a Public Hearing was held to explain changes in the reuse of the "Broadway Block". This block is to be used for residential purposes which was not an approved use in the original plan. This property was sold to the Community Development and Planning Department. They are planning to use this area for Section 8 Housing. He further explained the other change is for a language discrepancy in the plan, as one place called for residential or low traffic uses and the other for limited commercial on Tract 5. The plan change makes both places the same.

Mr. Weinraub asked if this covers only the two parcels and not the portion of the block on Ewing.

Mr. Collins replied that the portion of the block on Ewing Street remains public use.

Mr. Hutzner made a motion for approval of Resolution No. 76-24, and Mr. Andreas seconded the motion. On roll call, the motion passed unanimously.

Approval Of Minutes Of Regular Meeting of June 14, 1976

Mr. Andreas made a motion for approval of the minutes as presented, and Mr. Hutzner seconded the motion. All members voted in favor of approval, and Mr. Weinraub stated they were approved as presented.

Approval Of Vouchers Paid In June, 1976

Mr. Weinraub asked if any payments on the voucher sheet were unusual.

Mr. Turk stated there were no unusual items and that the expenditures were basically operating expenses and overhead.

Mr. Hutzner made a motion to approve the vouchers, and Mr. Andreas seconded the motion. All voted in favor of approval.

OLD BUSINESS



Discussion Of An Abstract Firm To Do Continuation Of Abstracts And Title Insurance For The West Main Street Renewal Project, Phase II

Mr. Turk stated that the Commission has contacted each of the property owners and all have stated they have their abstracts. In reviewing the option agreements that were signed, the attorney noted that under the option agreement, the owners agreed to pay for an updated abstract. Mr. Turk advised that the Commission should get the abstracts as needed from the appropriate abstract firms, as it would not be fair to the Commission to enter into a contract for abstract updates at their cost. After abstracts are updated, they will be reviewed by our attorney, after which a closing will be arranged for each parcel. Mr. Turk further stated that the Commission will have to obtain bids for title insurance at a later date. Therefore, Mr. Turk stated, there was no need for action of any kind by the Commission at this time.

RESOLUTION NO. 76-20 - Resolution Authorizing The Execution Of Contracts For Update Of Real Estate Acquisition Appraisals For The West Main Street Renewal Project, Block II

Mr. Hutner questioned if the Commission had not passed this resolution at their prior meeting.

Mr. Turk explained that the resolution had been tabled in an effort to obtain a better price. The appraisers had reviewed their proposals and the information needed to update their appraisals and stated they could update their appraisals for \$275.00 per parcel instead of \$325.00 per parcel.

Mr. Andreas made a motion to approve Resolution No. 76-20, and Mrs. Stith seconded the motion. All Commission members voiced their approval.

Status Of Goldstine Hanna-Creighton Parcels

Mr. Turk stated that he had sent the Commissioners a memorandum regarding a proposal received from the Reverend Jesse White for the purchase of the south half of Parcel 3 in the Hanna-Creighton area. Mr. Turk stated he had asked the Reverend White to give the Commission an idea of what his plans are for the parcel. The price asked for the parcel is about 18¢ a square foot and the Reverend White is proposing approximately 9¢ per square foot for the south half of the parcel. He stated that this is just a simple expression of interest in a portion of the parcel.

Mr. Weinraub asked if any of the Commissioners had any discussion on this matter.

Mrs. Stith asked if the Commission could consider selling half of a parcel.

Mr. Turk replied that if the Commission sold the south half of the parcel, it would leave an unmarketable portion.

Mrs. Stith stated she felt the Commission should inform the Reverend White he would have to take all of the parcel. She further stated that if the Commission starts dividing the parcels, it would not achieve the purposes intended for the area.

Mr. Turk stated he would discuss the plans with the Reverend White and report back to the Commission.

Mrs. Stith discussed with the other Commissioners the conditions of the demolition work in the Hanna-Creighton area. She stated that she has been working with Mr. Chapman who purchased a portion of the land



in the Hanna-Creighton area to construct a recreational center at the corner of Anthony and Wallace Streets. Mr. Chapman has found much debris while digging for sewer lines and foundations. He found that basements were not cleared and backfill consisted of debris from homes, furnaces, bedsprings, etc. Mrs. Stith stated she had taken pictures of the area for the Commission but had not yet received the film back.

Mr. Turk stated he had talked to Mr. Chapman this morning and Mr. Chapman stated he had some problems with the backfill in two places. He had experienced some additional costs but did not know what it amounted to. One area he had problems with was where he had to dig to connect to the utilities and the other area was where a portion of his foundation was put in. He had not taken test borings beforehand.

Mr. Weinraub suggested that Mrs. Stith have Mr. Chapman submit some data regarding his extra expenses.

Mrs. Stith stated that if the Reverend White or other developers purchase the properties, they should be informed of the problems they could have in digging for foundations, etc.

Mr. Turk stated that at the present time, Mr. Goldstine had stated that he had no other proposals for the area.

Status Of Lighting Along Wallace Street

Mr. Turk stated the Commission had checked with Mr. O'Neal of the Street Lighting Department this morning. Mr. O'Neal stated they ran into other utilities on the south side of Wallace Street and the lights would have to be placed on the north side of the Street. Mr. Turk stated he would review this with Mr. O'Neal.

The Commissioners stated that they could see no problems with the lights on the north side of the street instead of the south side.

NEW BUSINESS

Discuss And Review The Status Of Projects

Mr. Turk referred to the PERT Chart.

West Main Street Renewal Project

Mr. Turk stated he had received written approval of the State Tax Commission during this meeting although he had been informed verbally on Friday that the approval was in the mail. Bids would be received for the bonds on July 29th in the Controller's Office. He further stated that Mr. Therber would be presenting a draft of the prospectus for the bond sale sometime today. He explained that underwriters of the successful bidder would be selling the bonds on the day of bid opening and that after the bonds are printed and delivered (a period of about 3 weeks), the money would be received. Appraisal contracts for updates were previously approved at this meeting and should be completed in 30 days. The Relocation and Minimum Housing Department will begin their survey on July 26th and should be completed in about 2 weeks. The Commission will be able to begin to acquire properties by September.

Mr. Weinraub asked if demolition specs would be prepared shortly and if they would exclude the Edsall House.

Mr. Turk stated that he would be in contact with the Engineering Department to see if they have a standard contract for demolition services and that the contract would exclude the original Edsall House.

Mr. Weinraub stated that the Commission should be sure they don't get into the same type of contract with a demolition firm they had with Dore as it costs for extra work.

A discussion of past demolition services followed.

Mrs. Stith reviewed the low bids of the demolition contractors in comparison with the Engineer's statement of costs.

The Commissioners agreed that the contract bids should be carefully reviewed and that insurance and performance bonds should be high enough and that a review of the contractor's equipment was warranted.

Mr. Turk suggested that attendance at a pre-bid conference should be a requirement for a successful bidder so that all contractors would be fully aware of all conditions.

Neighborhood Development Program - East Central Area

Mr. Turk stated that a bid opening was held on Disposition Parcel 1 in the East Central Area on July 12th. One bid was received. The staff and legal counsel have reviewed the bid and proposal. It is recommended that the Commission pass a resolution selecting Architonics, Inc./Pond Construction Company as the successful highest and best bidder subject to a disposition agreement and financial statement and approval of the documents by HUD and the Commission. He further stated that the developers had shown some of their past projects of this kind that they had built. Mr. Turk stated their were two types of review necessary:

1. The Commission's own review of their financial capabilities, and
2. Subject to financial data approval by HUD, advertisement in the newspaper, and a contract at a later date.

Mr. Turk further stated that the developer will begin his work with HUD to secure Section 8 Housing Assistance. He also will be working to secure a 221 D4 mortgage insurance program. These financial matters will become a part of the contract and if he is unsuccessful in securing this financing, he will be unable to fulfill the contract. Mr. Turk stated that the staff recommends selection of this developer, as his site plan is good and an increase of 140 units of housing will benefit the East Central Area substantially.

RESOLUTION NO. 76-28 - Resolution Selecting Architonics, Inc./Pond Construction Company As Developers For Construction Of Senior Citizens Housing On Disposition Parcel 1, East Central Neighborhood Development Program (IND. A-14)

Mr. Weinraub introduced Resolution No. 76-28 at this time.

Mr. Hutzner moved the adoption of the resolution as presented. Mrs. Stith seconded the motion. All members voted "Aye" on roll call, and Mr. Weinraub declared the resolution adopted.

Mr. Turk stated that the staff would keep in touch with HUD to see what progress is made.

Neighborhood Development Program - West Central Area

Mr. Turk stated that the adoption of the amended Declaratory allows the Commission to proceed with the sale of Parcel 5. This advertisement will be placed immediately after the 10-day waiting period for remonstrances as is required by State Statutes.

Other Discussion

Mr. Weinraub commented on the fact that the City Council has been very cooperative with this Department and have gone along so far on all of the Commission's recent requests. Meetings that have been held with Council members have been very rewarding. He stated that it is contemplated the Department will be going forward within a short period.

RESOLUTION NO. 76-25 - Resolution Authorizing The President And Secretary To Execute A Contract For Professional Accounting Services

Mr. Weinraub stated this resolution authorizes the President and Secretary to execute a contract with Leonard J. Andorfer and Company for accounting services. He explained that the Commission had been advised to upgrade the way the books are kept and hire an accountant.

Mr. Turk stated that four (4) accounting firms were contacted and Andorfer's proposal was the least expensive. All had offered the same caliber of services. Andorfer's proposal had offered his services for \$93.00 per month.

Mr. Hutner questioned the length of the contract.

Mr. Turk replied it had a provision for a 30-day termination notice.

Mr. Hutner moved that the resolution be adopted. Mr. Andreas stated he would second the motion if the statement regarding the 30-day cancellation notice was included in the resolution.

The Commissioners all voted "Aye" in favor of the amended resolution.

RESOLUTION NO. 76-26 - Resolution Authorizing The Establishment Of Bank Accounts For West Main Street Renewal Project, Phase II (proceeds from the bonds)

RESOLUTION NO. 76-27 - Resolution Authorizing The Establishment Of Bank Accounts For West Main Street Renewal Project, Phase II (bond repayment)

Mr. Weinraub noted that Resolutions 76-26 and 76-27 have to do with the establishment of bank accounts for the West Main Street Renewal Project. Mr. Weinraub noted that Resolution 76-26 establishes a bank account for expenditure of funds from the sale of bonds.

Mr. Hutner made a motion for approval, and Mrs. Stith seconded the motion. All members voted in favor of establishment of said bank account, and Resolution No. 76-26 was declared passed.

Mr. Weinraub stated Resolution 76-27 establishes a bank account for the bond repayment fund.

Mr. Turk noted that this account would be for receipt of any interest funds from investments, sale of land and taxes specified for debt repayment.



Mrs. Stith made a motion for approval, and Mr. Hutner seconded the motion.

Mr. Andreas noted that the name of the depository was not filled in on the resolutions.

After a discussion of present bank accounts used, it was agreed by the Commissioners that the Fort Wayne National Bank would be named as depository.

Mrs. Stith questioned if we had ever used Peoples Trust Bank, and it was agreed that the Commissioners would use said bank for any future receipt of funds.

Mr. Weinraub asked all in favor of the approval of Resolution No. 76-27 reply "Aye". All members answered "Aye".

RESOLUTION NO. 76-29 - Resolution Amending Resolution No. 76-13
Authorizing The Request To Issue Bonds For The Purpose Of Procuring
Funds To Pay The Cost Of Acquisition, Clearance, And Renewal Of
Property In The West Main Street Renewal Project

Mr. Witmer of Barrett, Barrett & McNagny came to the meeting at this time. He noted that Mr. Robert McCord of Ice, Miller, Donadio & Ryan, bond counsel, had noted the resolution passed on June 14th called for the bonds to be dated July 1st. Since the bond sale is July 29th and bonds are normally dated the first of the month nearest the bond sale, Mr. Witmer suggested that an amended resolution be passed by the Commission.

Mr. Andreas made a motion to approve the resolution to state the bonds would be dated August 1, 1976. Mrs. Stith seconded the motion, and all voted in favor of passage of the resolution.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:35 A.M. upon a motion by Mr. Hutner and seconded by Mrs. Stith.

Respectfully submitted,



Robert W. Hutner, Secretary



MINUTES OF REGULAR MEETING

DATE: June 14, 1976, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

None

STAFF PRESENT:

Robert P. Turk, Executive Director
Julia A. Zickgraf
Brian H. Collins
Mary Beth Young

OTHERS PRESENT:

John M. Clifton, Jr., Attorney
Carolyn Randolph, WMEE-WMEF
Karen Walker, News-Sentinel
Robin Kasiscke, Student

Mr. Weinraub called the meeting to order at 7:40 P.M. Mr. Hutner announced that a quorum was present.

APPROVAL OF MINUTES

Mr. Henry F. Rood moved that the minutes of the Regular Meeting of May 10, 1976 and the Public Hearing of June 1, 1976 be approved, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Turk referred to the two (2) claims received from Barrett, Barrett & McNagny and explained that they represent work done in connection with cleaning up acquisition work in the NDP Project and other general matters. He relayed that the Commission has adequate funds in the NDP budget to pay that portion relating to the NDP Project, and that the other portion owed would be paid when sufficient funds are available.

Mr. Robert W. Hutner moved the approval of payment of the two (2) bills from Barrett, Barrett & McNagny, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub requested Mr. Clifton to review the bond issue situation with the members of the Commission.

Mr. Clifton reported that tonight at 12:00 midnight the remonstrance period will be over. He noted that to his knowledge none have been filed. Mr. Clifton informed the members of the Commission that if there is no remonstrance filed against the bond issue, the Commission can then proceed from there. He stated that the State Tax Board in Indianapolis has had their hearing, and they indicated they did not want to increase the tax rate. Mr. Clifton noted that the tax rate cannot be increased without the State Tax Board's consent. He related that the State Tax Board did not want to give their approval on the bond matter until the remonstrance period had passed. Mr. Clifton presumed that the passage of the bond matter by the State Tax Board would probably occur on the 25th day of June. He went on to say that the next procedure to follow would be to advertise in the Fort Wayne

newspapers, the Indianapolis Commercial, and the Daily Bond Buyer for two (2) weeks. Mr. Clifton informed the Commissioners that the bonds have been sent to the printer.

Mr. Weinraub inquired if there was a time schedule involved.

Mr. Clifton replied that the State Tax Board feels the Commission can go ahead and advertise even though final approval has not been given. Mr. Clifton confided that he is rather hesitant to do this without the final approval.

Mr. Clifton further explained that after the advertising bids were received around the middle of July or sooner, and the best and lowest bid, for interest, would be accepted, the bonds would then be printed and a closing would be held.

Mr. Weinraub wondered if a bid opening could be held at the next Regular Meeting in July.

Mr. Clifton stated that it would depend upon the State Tax Board approval.

Mr. Andreas felt the Commission should go ahead and advertise. He explained that the Commission would only be out one advertisement if the State Tax Board did not approve the issue.

Mr. Rood commented that he does not see a large increase in rates coming.

All Commissioners agreed that they should start to advertise after midnight tonight.

Mr. Weinraub asked if the bond issue would be stopped if the State Tax Board did not approve it.

Mr. Clifton responded affirmatively. He added, however, that the State Tax Board did not indicate there would be any problem.

Mr. Weinraub inquired if properties would be acquired the later part of July or August.

Mr. Clifton answered affirmatively.

NEW BUSINESS

RESOLUTION NO. 76-20 - Resolution Authorizing The Execution Of Contracts For Update Of Real Estate Acquisition Appraisals For The West Main Street Renewal Project, Block II

Mr. Turk explained that he requested proposals from Mr. Gettel and Mr. Misner for the updating of appraisals for fourteen (14) parcels in Block II of the West Main Street Project because a number of things have taken place since the 12 to 18 month period when they were first appraised. He told the Commissioners that he has received a \$325.00 per parcel figure from both appraisers bringing the total for each to \$4,550. Mr. Turk related that this is half of the original rate simply because many comparables and other data can still be utilized.

Mr. Andreas asked if there was open bidding on the appraisals.

Mr. Turk stated that the Commission would normally solicit additional proposals; however, in this case, the Commission is trying to save some money by updating existing appraisals rather than obtaining new ones.

Mr. Weinraub wondered if the cost amount would double if new appraisals were obtained.

Mr. Turk stated that he presumed the amount would be higher.

Mr. Robert W. Hutner moved the approval of Resolution No. 76-20, and Mr. Henry F. Rood seconded the motion.

Mr. Andreas said he felt the proposal figure received from Mr. Gettel and Mr. Misner was high.

A discussion followed between the Commission members regarding the price.

Mr. Andreas suggested that the Commission approve Resolution No. 76-20 on the condition that two (2) other outside bids be obtained, but not in excess of the cost amount received from Mr. Gettel and Mr. Misner. He inquired if the Commission has copies of the original appraisals.

Mr. Turk replied that the Commission has copies in the files of the original appraisals. He added that he felt appraiser ethics would prevent other appraisers from using the original appraisals. He further explained that due to possible court testimony, appraisers would probably prefer to rely on their own data and do their work independently. Mr. Turk stated that if the Commission did not want to update, new appraisals would probably have to be done. He added that this should be done relatively quickly.

Mr. Weinraub agreed with Mr. Andreas regarding the cost amount but felt the Commission would come out cheaper by updating the appraisals.

Mr. Rood felt Resolution No. 76-20 should be approved so that the project will not be delayed.

Mr. Turk recommended that a limit be set.

Mr. Hutner suggested the Commission approve an amended resolution omitting names and renegotiate the fees with present and/or alternative appraisers.

Mr. Clifton recommended deferment of Resolution No. 76-20 to try to obtain a better price.

All Commissioners agreed to postpone the passage of Resolution No. 76-20 to try to secure a better price.

The motion of approval of Resolution No. 76-20 was eliminated.

Discuss and Review the Status of Projects

Neighborhood Development Program (IND. A-14) - East Central Area

Mr. Turk stated that there is one (1) parcel of land consisting of two (2) blocks in the East Central NDP Area in which advertising will begin on June 17th. He informed the Commission members that a bid opening will be held on July 12th.

Mr. Weinraub inquired as to when the bid opening would be held on the West Central NDP Project.

Mrs. Zickgraf explained that a Public Hearing would have to be held first.

Mr. Turk related that the West Central parcel can be advertised once the plan change is in effect.

Mr. Weinraub inquired as to the amount being requested for the West Central parcel.

Mrs. Zickgraf stated that the Commission is asking approximately \$26,000.

Mr. Turk reported that it is the Commission's obligation to advertise.

Mr. Andreas asked if this would be on a bid basis with a set minimum.

Mr. Turk responded affirmatively.

VOUCHERS

Mr. Turk related to the members of the Commission that there were no unusual expenditures listed on the Voucher Sheet.

Mr. Henry F. Rood moved the approval of the Voucher Sheet listing vouchers approved in May of 1976, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Discuss and Review the Status of Projects

Neighborhood Development Program (IND. A-14) - West Central Area

Mr. Collins reported that the Commission received a complaint from residents in the West Central NDP Area of cars parking on Van Buren and Jefferson Streets. He informed the members of the Commission that arrangements have been made to have telephone poles laid around the perimeter of the site.

Mr. Weinraub inquired as to the status of the Hanna-Creighton parcels that Mr. Goldstine is trying to sell.

Mr. Turk replied that the Commission has not heard from Mr. Goldstine, but that he would check into the matter and advise at the next Regular Meeting.

Mr. Weinraub asked if any bids have been received for the street lighting along Wallace Street.

Mr. Turk stated that to his knowledge there have been no bids received.

Mr. Weinraub requested a report on the street lighting at the next Commission meeting.

RESOLUTION NO. 76-17 - Resolution Authorizing The Executive Director To Request Approval Of Transfer Of Funds In The 1976 Redevelopment District Capital Budget

RESOLUTION NO. 76-18 - Resolution Authorizing The Executive Director To Request Appropriation Of Unappropriated Capital Funds

Mr. Turk explained that Resolution No. 76-17 and Resolution No. 76-18 relate to each other. He related that Resolution No. 76-17 is designed to coincide with City Council's approval of funds for the Redevelopment Commission to begin development of the Downtown Improvement Program and explained that Resolution No. 76-18 is designed to cover previous years in which money was not spent. He stated that this was called for in the Commission's budget submission. Mr. Turk explained that the Commission has adequate funds but they are in other current line items. Mr. Turk told the Commissioners that he would like to accomplish this now rather than wait until January. He informed the members that the passage of Resolution No. 76-17 and Resolution No. 76-18 would allow the Commission to proceed to City Council and make the request.

Mr. Weinraub informed the other members of the Commission that Mr. Turk and he have met eight (8) of the City Council members to explain what the Commission is trying to do. Mr. Weinraub explained that by doing this, the Commission has prepared Council for the request to transfer funds. Mr. Weinraub entertained a motion for the approval of Resolution No. 76-17 and Resolution No. 76-18.

Mr. Robert W. Hutzler moved the adoption of Resolution No. 76-17 and Resolution No. 76-18. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Andreas inquired as to the total amount being transferred.

Mr. Turk responded that the total amount requested for transfer is approximately \$383,000.

Mr. Andreas questioned if the whole amount was being placed in the consultant services account.

Mr. Turk replied that half of it would be for preparing the program and plan and the rest would be earmarked for a specific improvement when it is required.

Mr. Rood inquired as to who would select the consultants.

Mr. Turk told the Commission members that the staff would screen the consultants, and then he would bring the consultants before the Commissioners for selection.

Mr. Turk pointed to a chart he brought showing the procedures the Commission goes through from the time the City Council approves an allocation of funds to the time the Commission comes out with a series of projects. He explained that the chart illustrates what these steps are.

Mr. Rood felt the Commission could spend a lot of money on consultant fees and not develop anything. He wondered if there was one specific project or plan in mind.

Mr. Turk informed the members of the Commission that he felt the Civic Center would become a key project. He related that the Commission has to decide on a basic downtown urban renewal program that will develop each of the planned projects.

A discussion followed regarding the projects planned for downtown.

RESOLUTION NO. 76-19 - Resolution Authorizing The Execution Of A Contract For Abstract Services

Mr. Turk tabled Resolution No. 76-19 because some questions still remained pertaining to the abstract services.

RESOLUTION NO. 76-21 - Resolution Declaring Employee Employment Relations Policy

Mr. Turk withdrew Resolution No. 76-21.

RESOLUTION NO. 76-22 - Resolution Establishing A Policy Regarding Reimbursement To Commission Members For Expenses

Mr. Turk reported that there has been a lack of clarity as to whether the Commission members can be reimbursed for expenses authorized by the Commission. He stated that he requested a legal opinion from Mr. Clifton on the matter.

Mr. Weinraub referred to the legal opinion received from Mr. Clifton dated June 11, 1976 stating that the Commission members should be reimbursed. He requested that the letter be placed with the minutes.

Mr. John L. Andreas moved the adoption of Resolution No. 76-22, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Rood questioned if the reimbursed expenses would appear on the Voucher Sheet each month.

Mr. Weinraub said that they would come before the Commission.



RESOLUTION NO. 76-23 - Resolution Authorizing Payment Of Moving Expenses

Mr. Turk explained that Resolution No. 76-23 relates to the possible consideration of moving expenses. He referred to Mr. Clifton's legal opinion dated June 11, 1976 which states that the Commission may when it deems appropriate, cover employee moving expenses in connection with its employment and compensation policy.

Mr. Weinraub remarked that the Commission has been advised by legal counsel of this matter, and he requested that it be made a part of record. He reported that Mr. Turk's moving expenses would be paid, and that the Commission can refer the State Board of Accounts to the legal opinion if there should be any questions raised.

Mr. Robert W. Hutner moved the adoption of Resolution No. 76-23, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Mr. Collins reported to the members of the Commission that Mr. Turk and he attended the Annual Meeting of NAHRO in Evansville, Indiana on June 10th and 11th. He said he felt the trip was worthwhile in that it gave Mr. Turk a chance to get a feeling of NAHRO and meet other redevelopment officials within the state.

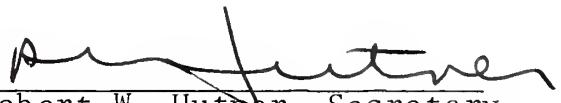
Mr. Rood referred to the diagram charts on the West Main Street Project placed before the Commissioners, and he questioned the contemplated completion date of December of 1978.

Mr. Turk related that it may well be that the units could be completed before that date.

ADJOURNMENT

Mr. Henry F. Rood moved that the meeting be adjourned, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 8:40 P.M.

Respectfully submitted,


Robert W. Hutner, Secretary



Clerk

BARRETT, BARRETT & McNAGNY
LAWYERS

MENTOR KRAUS
J.A. BRUGGEMAN
WILLIAM F. McNAGNY
JAMES M. BARRETT III
J. MICHAEL O'HARA
MILES C. GERBERDING
PAUL S. STEIGMEYER
JOHN M. CLIFTON, JR.
DOUGLAS E. MILLER
ROBERT S. WALTERS
JOHN F. LYONS
N. THOMAS HORTON II
JAMES M. PRICKETT
WAYNE L. WITMER
WILLIAM L. SWEET, JR.
THOMAS M. FINK
GARY J. RICKNER
JOHN D. WALDA

THIRD FLOOR LINCOLN BANK TOWER
FORT WAYNE, INDIANA
46802

JAMES M. BARRETT 1929
PHIL M. McNAGNY 1969
OTTO E. GRANT, JR. 1969

TELEPHONE 423-9551
AREA CODE 219

JAMES M. BARRETT, JR.
OF COUNSEL

June 11, 1976



Fort Wayne Redevelopment Commission
Eighth Floor, City-County Building
One Main Place
Fort Wayne, Indiana 46802

Attention: Robert Turk
Executive Secretary

Dear Mr. Turk:

I.

You have requested our opinion as to what monies, if any, may be paid or reimbursed to the Commission members of the Fort Wayne Redevelopment Commission.

In response to your inquiry, we make reference to I. C. 18-7-7-7 which provides in part as follows:

"...Such commissioners shall receive no salaries but shall be entitled to reimbursement for any expenses necessarily incurred in performance of their duties".

It is our opinion, based upon the foregoing statutory provision that a member of the Fort Wayne Redevelopment Commission may not be compensated for his time and effort, irrespective of duration, in carrying out his duties as such a Commission member in Commission activities.

On the other hand, a Commission member is entitled to be reimbursed for any expenses incurred by such member in performing or carrying out the duties of such member in respect to Commission activities. All claims for reimbursement should

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be submitted in the usual manner and approved as are other expenditures of the Fort Wayne Redevelopment Commission.

II.

You have also inquired of us as to whether or not the Fort Wayne Redevelopment Commission may pay the moving expenses of yourself in coming to Fort Wayne, Indiana, from Connecticut to assume the position of Executive Secretary of the Fort Wayne Redevelopment Commission. We have also been advised by the Fort Wayne Redevelopment Commissioners that part of the employment agreement made with you was that the Commission would include payment of your moving expenses to Fort Wayne, Indiana, from Connecticut.

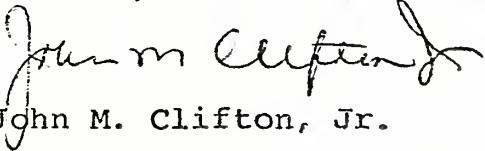
In responding to said request, we make reference to I. C. 18-7-7-11, which, among other things, gives the Fort Wayne Redevelopment Commission the authority to employ an executive secretary, to regulate the compensation to be paid to all employees and to expend taxing district funds for the purposes expressed in the act.

Our investigation indicates that the payment of all or part of moving expenses is a common practice in the employment of out of state executives in business and industry.

In view of the factual background and the statutory framework referenced above, it is our feeling the Fort Wayne Redevelopment Commission is legally authorized and obligated to honor its agreement to pay the reasonable expenses incurred by you in moving from Connecticut to Fort Wayne, Indiana, to assume the position of Executive Secretary of the Fort Wayne Redevelopment Commission.

Yours truly,

BARRETT, BARRETT & McNAGNY


John M. Clifton, Jr.

JMC/dsm



MINUTES OF PUBLIC HEARING

DATE: June 1, 1976, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Robert W. Hutzner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

Hana L. Stith, Vice President

STAFF PRESENT:

Robert P. Turk, Executive Director
Brian H. Collins
Mary Beth Young

OTHERS PRESENT:

Wayne L. Witmer, Attorney
James A. Henderson, East Central
property owner
Clifton Tomkinson, West Main property
owner
Karen Walker, News-Sentinel
Virginia Bensheimer, Journal-Gazette
Vince Turner, WXKE

The President called the Public Hearing to order at 7:30 P.M. and declared a quorum present. He noted that all members of the Commission were present except for Mrs. Stith.

Mr. Weinraub opened the meeting by explaining that the general purpose of the Public Hearing is to hear and consider the opinions and views of citizens regarding the proposed bond issue by the Fort Wayne Redevelopment Commission before the Commissioners consider a resolution to appropriate bond proceeds to the West Main Street Renewal Project. Mr. Weinraub related that the first block has been acquired and sold to the City, and that the Redevelopment Commission is in the process of acquiring the second block to be constructed by the developer for 200 units of elderly housing. He reported that the Commission has received petitions from taxpayers requesting the Redevelopment Commission to issue bonds in the amount of 2.4 million dollars to acquire, improve, and redevelop the second block of the West Main Street Renewal Project. Mr. Weinraub pointed out that the West Main Street Renewal Project has been approved by the Redevelopment Commission, the City Plan Commission, and City Council. He stated that the Redevelopment Commission and the Department of Housing and Urban Development have selected Expression, Inc., as the developer of the second block, and that the Commission and the developer are entering into an option agreement which is contingent upon carrying out this Project. Mr. Weinraub indicated that the Public Hearing tonight is being held to hear any objections to the bond issue. He requested that each individual wishing to voice their opinion state their name first and limit their conversation to five (5) minutes. He added that additional comments will be heard with any available time left.

Mr. Weinraub noted that no one was present to oppose or state their approval of the bond issue. He entertained a motion to adjourn the Public Hearing.

Mr. Henry F. Rood moved that the Public Hearing be adjourned, and Mr. Robert W. Hutzner seconded the motion. Upon roll call, the motion carried unanimously, and the Public Hearing was adjourned.



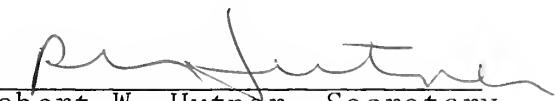
Mr. Weinraub announced that a Special Meeting would then be held to pass Resolution No. 76-16. He called the Special Meeting to order and read the resolution aloud.

Mr. Robert W. Huttner moved for the approval of Resolution No. 76-16, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously and Resolution No. 76-16 was adopted.

Mr. Weinraub proclaimed that since there was no further business, he entertained a motion that the Special Meeting be adjourned.

Mr. Henry F. Rood moved that the Special Meeting be adjourned, and Mr. Robert W. Huttner seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 7:37 P.M.

Respectfully submitted,



Robert W. Huttner, Secretary

MINUTES OF REGULAR MEETING

DATE: May 10, 1976, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

Robert W. Hutner, Secretary

STAFF PRESENT:

Robert P. Turk, Executive Director
Brian H. Collins
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

John M. Clifton, Jr., Attorney
Robin Kasiscke, Student
Max G. Scott, Member of the Board of Works
Virginia Bensheimer, Journal-Gazette
Karen Walker, News-Sentinel
Carolyn Randolph, WMEE-WMEF
Vince Turner, WXKE

The Commissioners met with the Executive Director prior to the Regular Meeting in the Commission offices on the 8th Floor to go over the General Fund Budget proposed for 1977.

Noting that a quorum was present, the Regular Meeting was called to order at 7:33 P.M.

APPROVAL OF MINUTES

Mrs. Stith pointed out a mistake in the minutes of the April 12th Regular Meeting. She referred to the discussion regarding the purchase of an automobile and remarked that she was misquoted as saying a LTD car would have approximately 26 miles to a gallon of gasoline. She mentioned that what she did state was it would have 16 to 18 miles to a gallon of gasoline. Mrs. Stith also noted that Mr. Weinraub did vote to select the LTD automobile rather than abstaining as the minutes of April 12th read, and that it was decided the matter of trying to obtain a better price should be looked into.

Mr. Henry F. Rood moved the approval of the minutes of the Regular Meeting of April 12, 1976 with the corrections, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Turk informed the Commission members that he has reviewed all the entries on the Voucher Sheet carefully with Mrs. Zickgraf and that they all appear to be in order.

Mr. Weinraub questioned the \$90,000 entry under the Temporary Loan Repayment Fund for the Hanna-Creighton Project that was issued to Lincoln National Bank to purchase a Certificate of Deposit.

Mr. Turk explained that this is an investment that has been made for a 90-day period to earn interest and that at the end of the period it will be rolled over, if the Commission still has no cash needs.

Mr. Weinraub inquired if the Commission would get to keep the interest.

Mr. Turk replied affirmatively.

Mr. Andreas questioned the \$557.91 entry to the Xerox Corporation and the \$557.91 entry to City Utilities and wondered if this was a duplication.

Mrs. Zickgraf explained that the voucher to the Xerox Corporation is for xerox machine rental and that the voucher to City Utilities is for supplies that were bought downstairs in the Supply Room that are charged to the xerox account. She stated that it was just a coincidence that they were both for the same amount.

Mr. Weinraub clarified that other departments use the Commission's xerox machine and that this makes the Commission's portion of the bill very small.

Mrs. Zickgraf reported to the members of the Commission that \$461.00 worth of the \$557.91 figure is other departmental use, which leaves the Commission's portion only \$96.91.

Mrs. Hana L. Stith moved the approval of the Voucher Sheet listing those paid in April of 1976, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

Discussion of Street Lights in Hanna-Creighton Project Area for Mr. Galen Babb

Mr. Turk related that the Commission has had an opportunity to look into the possibility of installing street lights along Wallace Street. He commented that there was no provision made for street lighting along Wallace Street in the earlier site improvements contract. Mr. Turk informed the members that Mr. Collins and he have spoken with Mr. Wehrenberg, the Chairman of the Board of Works, to discuss the matter. Mr. Turk noted that the Commission has sufficient funds in the Capital Budget to provide for the lights. He explained that the procedure to follow in obtaining street lighting would be to request the Board of Public Works to prepare contract documents for bidding and to provide an estimate for the street lights. He stated that the Redevelopment Commission would serve as the funding mechanism.

Mr. Weinraub remarked that he had looked into the matter of installing street lights along Wallace Street previously with Mr. Clifton and that they were told by the Department of Housing and Urban Development that Hanna-Creighton money could not be used for this purpose.

Mr. Turk advised the members of the Commission that the Hanna-Creighton account is not an expenditure account. He stated that it is conceivable the Commission could transfer some money and set up an expenditure account. Mr. Turk related he felt this matter should probably be reviewed with the Commission's attorney. Nevertheless, it is clear that Commission Capital Budget funds could be used for the street lights.

Mr. Rood inquired as to the expense involved with installing the street lights.

Mr. Weinraub thought that the cost would be around \$15,000.

Mr. Scott of the Board of Works told the Commissioners that the Board of Public Works has estimated the cost at \$10,192.60.

Mr. Weinraub felt the installation of the street lights along Wallace Street would be a worthwhile improvement for the area.

Mrs. Stith agreed. She pointed out that this should have been taken care of in the planning process of the area. Mrs. Stith stated that the installing of the street lights will not only improve the sight of the neighborhood but will also make other property around the area more saleable.

Mr. Rood asked if other areas in Hanna-Creighton had lights installed.

Mr. Collins relayed that there are no sidewalks along Wallace Street where there is no street lighting.

Mr. Turk explained that normally in a redevelopment area when you improve the street you improve the street lighting up to City standards. He added he felt this certainly should be done now.

Mr. Andreas was concerned over where the funds would come from.

Mr. Turk reported that he was pretty sure the Commission could use Capital Funds but that he would check into the matter.

Mr. Rood wondered if there were other sections in the Hanna-Creighton area that should be lighted as well.

Mrs. Stith remarked that the whole Greenfield Square area is not very well lit.

Mr. Rood inquired if the Commission would be asked to put in sidewalks.

Mr. Turk related that the South side of Wallace Street has not been developed as yet and installing sidewalks prior to new private development would be premature.

Mr. Weinraub asked if a motion on this matter is necessary.

Mr. Turk recommended that a motion be made authorizing the staff to proceed with the proper party in charge of street lighting to work out the mechanics of getting the bidding process started.

Mr. Rood asked Mr. Scott if the Board of Works would recommend this project.

Mr. Scott responded affirmatively.

Mr. Henry F. Rood moved that bids be obtained for street lighting on Wallace Street from Hanna to Creighton Streets on the South side of the street. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub told the other Commissioners that he received a telephone call from Mr. Goldstine today regarding the purchase of a piece of land East of Central Supply. He related that Reverend White would like to purchase this property for his church and that he said he would come to the Commission offices to talk to Mr. Turk about the matter.

Mr. Rood inquired if Reverend White has a church at the present time.

Mrs. Stith replied that he does, but that it would be sold and a new facility would be built on the land he is interested in purchasing.

NEW BUSINESS

Discuss and Review the Status of Projects

East Central Neighborhood Development Program (IND. A-14)

Mr. Turk informed the members of the Commission that the East Central NDP Project is basically closed out, but that he has not received the final inspection notice regarding the work done by Northern Virginia Demolition Corporation.

West Central Neighborhood Development Program (IND. A-14)

Mr. Turk reported that the West Central NDP Project is also basically closed out and that the demolition work has been closed out.

West Main Street Renewal Project

Mr. Turk mentioned that there is a resolution on the Agenda tonight regarding the issuance of bonds for Phase II in the West Main Street Project.

Mr. Rood inquired as to the expected date of completion of Phase I.

Mr. Collins related that a target date has been set for January, but that the landscaping, etc., will have to wait until next Spring.

Mr. Weinraub related that the Senior Citizen Center seems to be moving along fairly well.

Downtown Development Program

Mr. Turk told the Commissioners that the Downtown Development Program will be defined closer through the budgeting process tonight.

Mr. Turk related that there is nothing to add regarding the Hanna-Creighton Project other than what has already been discussed.

RESOLUTION NO. 76-11 - Resolution Approving Change Order No. 4 To Demolition Contract No. D-2 In The East Central Neighborhood Development Program (IND. A-14)

Mrs. Zickgraf stated that the Commission received a letter from Northern Virginia Demolition Corporation just a few days after the last Commission meeting requesting an extension in time. She explained that their contract has been completed since then.

Mr. Henry F. Rood moved the approval of Resolution No. 76-11, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 76-12 - Resolution Authorizing The Execution Of The Deed For Sale Of Land To Saint Joseph Hospital Of The City Of Fort Wayne

Mr. Weinraub related that the Commission has already been paid by St. Joseph Hospital in full for the land and that this resolution gives them the authority to deed the land.

Mr. Rood stated that the Commission authorized the selling of the land at the last Commission meeting.

Mr. Henry F. Rood moved the adoption of Resolution No. 76-12, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 76-13 - Resolution Authorizing The Request To Issue Bonds For The Purpose Of Procuring Funds To Pay The Cost Of Acquisition, Clearance, And Renewal Of Property In The West Main Street Renewal Project

Mr. Clifton informed the Commission members that he only obtained the figures for Resolution No. 76-13 just this afternoon from Mr. Therber.

Mr. Rood asked why the bonds were put into \$1,000 units.

Mr. Clifton responded that this was a typographical error and that it should be \$5,000 units.

Mr. Clifton went through the resolution with the Commissioners to fill in the blank spaces.

Mr. Rood wondered why the Commission was not going to pay anything off within the first year.

Mr. Clifton explained that he is just forwarding the information Mr. Therber gave to him.

Mr. Rood asked if the bonds would be tax free.

Mr. Clifton responded affirmatively.

Mr. Rood inquired as to the percentage rate used by the accountant.

Mr. Clifton replied that Mr. Therber had not indicated any rate to him.

A discussion followed.

Mr. Rood reported that the corporate rate has jumped 2% since February, and that it is worse than the stock market. He stressed he felt the Commission should sell the bonds as soon as possible.

Mr. Weinraub inquired as to the time schedule.

Mr. Clifton explained that after the Commission receives a Certification from the Auditor on the petition it should be published in a newspaper once each week for two weeks. He went on to say that there would be a remonstrance period of 30 days in which any objections could be filed, and any counterpetition with a larger number of signatures would stop the bond issue.

Mr. Weinraub noted that the members would know if the issue has been stopped by the next Commission meeting in June. He inquired if the Commission has to go through City Council for this matter.

Mr. Clifton responded negatively. He stated, however, that the Mayor and the Controller have to sign the final forms.

Mr. Clifton informed the Commissioners that they may file an exception to a remonstrance with the Auditor and obtain one more signature to override the objection if this should happen.

Mr. Weinraub entertained a motion to approve Resolution No. 76-13. Mrs. Hana L. Stith moved that Resolution No. 76-13 be adopted, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 76-14 - Resolution Approving Wage Increases For
Redevelopment Commission Employees

Mr. Weinraub stated that the increases listed in Resolution No. 76-14 would go into effect as of July 1, 1976 according to the Union scale.

Mr. Rood said he assumed the Commission had no authority but to pass this resolution.

Mrs. Zickgraf explained that the Redevelopment Commission is a department of the City and that the employees of the Commission are members of the Union and the Commission must follow the Union contract.

A discussion followed.

Mr. Henry F. Rood moved that Resolution No. 76-14 be approved subject to review and approval by the Commission's attorney.

Mr. Clifton informed the Commissioners that he would check the matter out.

Mr. Turk assured the members of the Commission that he looked over the increases and they appear to be alright. He told them he sees no problem in passing them subject to concurrence with Mr. Clifton.

Mr. Weinraub stated that the Commission is bound by the Union contract.

A discussion followed.

Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 76-15 - Resolution Authorizing The Leasing Of An Automobile

Mr. Weinraub summed up that at the last meeting the Commission discussed the purchasing of a new automobile. He reported that since then the idea of leasing a car has been looked into and it was discovered that it would cost the Commission less to lease an automobile and then purchase it.

Mrs. Zickgraf stated that six (6) automobile dealers were contacted but only two (2) proposals were received.

Mr. Weinraub went through the proposal received from Poinsatte Leasing, Inc., with the other Commission members. He noted the \$5.15 additional charge per month which would equip the automobile with an engine that burns regular gasoline and has no catalytic converter.

Mr. Turk explained that this is a way of modifying the engine to meet emission standards without the converter.

Mr. Weinraub noted that the total bid received from Poinsatte Leasing, Inc., is \$158.77 including insurance and maintenance.

Mr. Rood related that the Commission has insurance figures allotted in the budget and wondered if this would change the budget.

Mr. Turk assured the Commissioners that he would look into the matter and review it.

Mr. Weinraub went over the bid received from Hefner Chevrolet for \$202.57. He noted that Hefner is allowing 30,000 miles on a two year lease.

Mr. Turk stated that the Commission is averaging 8,000 miles a year now.

Mr. Weinraub stated that Resolution No. 76-15 should be amended to read that the monthly lease price would not exceed \$165.00 rental per month.

Mrs. Stith wondered why the Commission decided to lease an automobile rather than purchase one.

Mr. Turk explained that it would be cheaper in terms of the impact on the General Budget. He explained that it would also be cheaper in terms of the dealer guaranteeing complete maintenance.

Mr. Weinraub explained that the Commission has a terrible time with maintenance, and that the City Garage maintenance fees are very high.

Mrs. Stith said she could not see paying money with no equity.

Mr. Rood and Mr. Weinraub both felt that leasing a car would make the budgeting, as well as other things, a lot easier.

Mr. Henry F. Rood moved the approval of Resolution No. 76-15, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Mr. Turk reminded the Commission members of Resolution No. 76-6A that was passed at a previous meeting regarding a West Central NDP plan change. He related that this would be reviewed at the City Council meeting tomorrow evening.

Mr. Rood asked if there were any anticipated problems.

Mr. Collins replied negatively. He added that West Central has approved the resolution. He explained that the change is effecting the Van Buren Street and Jefferson Street site and that Lewis Street and Ewing Street would remain as a park site.

Mr. Weinraub wondered when the Commission would advertise the property on Van Buren and Jefferson Streets.

Mrs. Zickgraf explained that a public hearing would have to be held once City Council approves the plan change.

Review and Approval of the 1977 Commission Budget

Mr. Turk explained that the Commission is submitting a two part budget--the General Fund Budget and the Capital Fund Budget. He went over the General Fund Budget first. Mr. Turk related that the 1976 General Fund Budget had a figure of \$121,748 while the 1977 General Fund Budget has a proposed figure of \$139,220 with a difference of \$17,472.

Mr. Weinraub inquired as to how much staff salaries have increased.

Mrs. Zickgraf responded that it is about \$16,000.

Mr. Turk informed the members that the only different item in the General Fund Budget this year was an entry for dictating and drafting equipment.

Mr. Turk then went over the Capital Fund Budget for 1977. He related that the Capital Fund Budget is used for implementation and planning activities, and explained that the Capital Fund Budget proposed represents the Commission's program objectives for the coming year. Mr. Turk

related that the thought behind this is to develop an implementation program for downtown and both residential and mixed use areas around the fringes of the Central Business District. Mr. Turk told the Commission members that he has proposed \$200,000 for preparing specific redevelopment and implementation plans, and that these plans do not duplicate studies already completed for items that are now under consideration by the City (such as the Community Center, Mall, Downtown Improvement Program). Mr. Turk went on to say that the purpose of these plans is so that the Commission can get to a point in the quickest possible time in order to bring before citizens and City Council specific redevelopment programs that can be funded realistically within the downtown and surrounding areas. He added that structural and relocation surveys, detailed traffic and parking plans, budgeting and financial programming, use of bonding, T.I.F., development of citizen participation and input program for downtown and surrounding areas, and special legal and bond counsel services as needed are also included in the \$200,000 amount. Mr. Turk related that an additional \$200,000 amount is contemplated for architectural and engineering design work for specific improvements although they cannot be specifically defined until the planning process matures. Mr. Turk told the Commission members that he based his figures on estimates and that he feels they are realistic. Mr. Turk related that the total Capital Fund Budget for 1977 is \$400,000, which is \$65,000 above last year's Capital Fund Budget. He requested approval and authorization of the Commission to submit the proposed 1977 Budget to the Controller's Office.

Mrs. Hana L. Stith moved that the proposed 1977 Capital and General Fund Budgets be approved for submission to the Controller's Office. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

NAHRO Annual Meeting

Mr. Turk informed the Commissioners of the Annual Meeting of NAHRO that will be held on June 9th, 10th and 11th in Evansville, Indiana in which he would like a couple of representatives to attend from the Commission. He related that several officials from the Department of Housing and Urban Development would be at the meeting, and he felt there was much to learn from this meeting. He noted that there was one element devoted to Section 8 funding. Mr. Turk explained that the cost would be \$35.00 per person plus the hotel. He recommended only attending on the 10th and 11th, since he felt the 9th agenda was not very important. Mr. Turk suggested that two (2) members of the staff along with two (2) Commissioners attend the Annual Meeting.

Mr. Weinraub suggested that whoever attends the Annual Meeting should consider flying since the trip to Evansville was rather lengthy.

Mr. Rood relayed that he could attend on the 10th and 11th of June.

Mr. Weinraub inquired if there were adequate funds allotted for this meeting.

Mr. Turk assured the members of the Commission that there is enough money available in the budget for travel.

It was decided that Mr. Rood would attend the NAHRO Annual Meeting with two (2) staff people.

ADJOURNMENT

Mr. Leonard M. Weinraub entertained a motion that the meeting be adjourned, and Mrs. Hana L. Stith seconded the motion. Upon roll

call, the motion carried unanimously, and the meeting was adjourned at 8:43 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary



MINUTES OF REGULAR MEETING

DATE: April 12, 1976, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary
Henry F. Rood
John L. Andreas

MEMBERS ABSENT:

None

STAFF PRESENT:

Brian H. Collins
Julia A. Zickgraf
Mary Beth Young

OTHERS PRESENT:

John M. Clifton, Jr., Attorney
Larry Smethers, President, West Central
Project Area Committee
William J. Moody, West Central Neighborhood
Association
Robin Kasiscke, Student
Virginia Bensheimer, Journal-Gazette
John Perlman, News-Sentinel
3 other individuals

An Executive Session was held prior to the Regular Meeting at 7:00 P.M.
in the Executive Director's office on the 8th Floor to discuss the
report filed by the State Board of Accounts.

Those attending included:

Leonard M. Weinraub
Hana L. Stith
Robert W. Hutner
Henry F. Rood
John L. Andreas
Mayor Robert E. Armstrong
John M. Clifton, Jr.
William N. Salin
John F. Gray, Jr.
William G. Schnizer

The President called the Regular Meeting to order at 7:50 P.M. and
announced that a quorum was present.

ROLL CALL

Mr. Hutner noted that all Commission members were present.

RESOLUTION NO. 76-10 - Resolution Accepting Bid And Proposal For Purchase
Of Land Bank Parcel

Mr. Weinraub pointed out that the first matter at hand is the
scheduled bid opening for a parcel of land located in the Neighborhood
Development Program.

Mrs. Zickgraf explained that the parcel in question was acquired
through the Land Bank Program and is located in L. F. Curdes Subdivision.

Mr. Rood inquired as to the location of the parcel.

Mr. Collins replied that the lots are situated at the river on the north side of Main Street.

Mr. Weinraub explained that the Commission has to advertise by law and noted that the only bid received was from St. Joseph Hospital for the sum of \$1,087.50. He mentioned that Harding, Dahm & Company is the agent involved in the matter.

Mr. Rood asked if the use conformed with the proper zoning.

Mr. Weinraub responded that it did and reported that a parking lot is planned for the area. He pointed to the area in question on the map.

Mr. Henry F. Rood moved the acceptance of the bid and proposal received from St. Joseph Hospital for the purchase of the land bank parcel, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub announced that the Commissioners have met and have a statement to be released to the press concerning the report filed by the State Board of Accounts.

Mr. Rood distributed the typed statement.

APPROVAL OF MINUTES

Mr. Weinraub entertained a motion for the approval of the minutes of the Regular Meeting of March 8, 1976. Mr. Robert W. Hutner seconded the motion for the approval of the minutes. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Weinraub inquired as to any unusual entries on the Voucher Sheet.

Mrs. Zickgraf responded that the Voucher Sheet contained only the usual business entries.

Mr. Weinraub informed the other members of the Commission that there have been several problems with the West Central NDP demolition contractor.

Mr. Rood asked if the Voucher Sheet consisted of any entries that the State Board of Accounts might question.

Mrs. Zickgraf assured the Commission members that all entries on the Voucher Sheet were legal.

Mrs. Zickgraf related to the members of the Commission that all accounts have been settled in full regarding S & O Construction Company.

Mrs. Stith inquired if Reverend Davis had visited the office regarding some money owed to him by S & O Construction Company.

Mrs. Zickgraf relayed that all of the funds have been disposed of and that she told Reverend Davis he would have to obtain his money from Archie Smothers.

Mr. Weinraub questioned if Northern Virginia Demolition Corporation has finished their work.

Mrs. Zickgraf stated that two of the buildings in the area are demolished, but they still have the backfilling and grading to do.

She remarked that Northern Virginia's contract is up on April 16th, and she recommended that if they request an extension of time it should only be approved on a day-to-day basis in order to expedite the matter.

Mr. Leonard M. Weinraub entertained a motion to approve the vouchers. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub read a letter dated April 9, 1976 from Mr. Arnold of the Park Department aloud to the Commission members. The letter reported that the survey conducted found a substantial number of children living in the area which made the Lewis Street lot very suitable for a park. The Park Department noted, however, that they were not in a position financially to purchase the property. Mr. Weinraub informed the other members that Lincoln Life stated they would not be interested in the property if the area remained designated as a park.

OLD BUSINESS

RESOLUTION NO. 76-6 - Declaratory Resolution To Amend The Urban Renewal Plan For Neighborhood Development Program (IND. A-14)

Mr. Weinraub mentioned that Resolution No. 76-6 deals with the Lewis Street property. He explained that Resolution No. 76-6A has been drawn up which changes the first paragraph of Section C on page 3 to read "In Tracts 1, 2, and 4, no residential, commercial, or industrial use will be permitted". He also noted that in the second paragraph of that same Section, it was changed to read "In Tract 5, commercial or residential will be permitted as long as it is compatible with the surrounding area".

Mr. Rood voiced his opinion that the City and the West Central Area residents should appreciate the fact that Lincoln Life has given up lots of their parking area for a new post office. He stated he felt the Commission should reciprocate on things to Lincoln Life.

Mr. Smethers expressed the appreciation of the West Central Project Area Committee for allowing the property to remain a park. He wondered why a changed resolution was necessary.

Mr. Weinraub replied that the property on Jefferson and Van Buren Streets is not properly zoned.

Mr. Collins explained that there was a contradiction in the plan. He said that the Broadway block reuse has been changed to public/residential with supportive commercial.

Mrs. Zickgraf noted that Community Development monies were received last week for Tracts 1, 2, and 3.

Mr. Collins referred to the West Central map and showed the parcels of land in question to the Commission members.

Mr. Smethers related that several West Central Committee members have met with directors of Lincoln Life, and that it was a very positive meeting. He added he felt it was resolved at the meeting that both groups would try to help each other.

Mr. Moody remarked that he was very happy to see the Commission has decided to designate the property for a park area.

RESOLUTION NO. 76-6A - Declaratory Resolution To Amend The Urban Renewal Plan For Neighborhood Development Program (IND. A-14)

Mr. Robert W. Hutner moved the adoption of Resolution No. 76-6A, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

NEW BUSINESS

Discuss and Review the Status of Projects

West Main Street Renewal Project

Mr. Weinraub reported that the West Main Street Project is moving along as well as can be expected and that the construction of the Senior Citizen Center is making progress.

Mr. Clifton reminded the members of the Commission that a minimum of 50 signatures of property tax owners is required for the bond issue. He explained that two (2) petitions were forwarded to each department head of the City and that he took a couple of the petitions himself. Mr. Clifton noted that it would probably be better to have 1,000 signed names just to make sure there were more names supporting the bond issue than against it. Mr. Clifton told the Commissioners that the Auditor cannot certify the names on the petitions at the present time due to the heavy burden of people filing mortgage exemptions, and he related that the Commission would have to wait until the Auditor's office has completed them. Mr. Clifton stressed that the petitions have to be signed by property owners in the taxing district before the Commission can proceed with bonding.

Mr. Rood asked if the taxing district meant the City boundaries.

Mr. Clifton answered affirmatively.

Mr. Weinraub emphasized that the petition process should all be completed by the May regular Commission meeting. He requested the Commission members to at least fill one page of a petition.

Mr. Weinraub pointed out that the area in question is bounded by Ewing, Main, Webster, and Berry Streets. He related that Expression, Inc., is the developer chosen by the Department of Housing and Urban Development for the area.

Downtown Development Program

Mr. Weinraub referred to the PERT Chart and pointed out that this relates to the Civic Center project in which the Mayor is anxious to discuss with the new Redevelopment Director.

Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Weinraub said he understood Mr. Chapman is starting to construct his structure.

Mrs. Zickgraf related that Mr. Chapman is working on getting the construction underway.

Mr. Weinraub added that Mr. Chapman has had to delay construction of his structure due to a problem with the relocation of utilities.

RESOLUTION NO. 76-9 - Resolution Approving The Hiring Of Mr. Robert P. Turk As Executive Director

Mr. Rood noted a discrepancy in the resolution regarding the merit increase for Mr. Turk. He said the amount of time did not coincide.

The Commissioners decided to delete the portion reading the merit increase would follow six months later.

Mr. Leonard M. Weinraub entertained a motion that Resolution No. 76-9 be approved with the correction.

Mr. Robert W. Hutzler moved the adoption of Resolution No. 76-9 with the correction, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Discussion of Rental or Purchase of Car

Mr. Rood wondered if the concept of a new car wasn't discussed a few years ago.

Mrs. Zickgraf stated that the purchase of a new car was previously discussed but the idea was turned down.

The members of the Commission went through the bids obtained regarding the purchase of a new automobile.

Mr. Weinraub noted that the low bid belonged to Allen County Motors for \$4,000.

Mr. Rood asked if the quotes received were close in comparison.

Mrs. Zickgraf explained that the quoted automobiles are what is in stock and added that they are comparable. Mrs. Zickgraf related that the Commission has money in the Capital Budget for the purchase of a new automobile.

Mrs. Stith thought the Commission should purchase the LTD. She informed the members that she has had experience with both a Maverick and a LTD and that the LTD is the finer automobile.

Mr. Rood inquired as to the rated mileage on a LTD.

Mrs. Stith responded that it would be about 16 to 18 miles to a gallon of gasoline.

Mr. Andreas felt the Maverick price was quite high.

Mr. Weinraub felt that there would not be that much difference in purchasing a bigger automobile. He explained that the Commission would get a better trade-in value if they selected the LTD.

Mrs. Stith inquired as to the condition of the Commission's present car.

Mr. Weinraub stated that it runs but there is a lot of work to be done on it.

Mrs. Hana L. Stith moved the purchase of a LTD automobile. Mr. John L. Andreas seconded the motion. Upon roll call, Mr. Hutzler opposed.

The Commissioners decided to explore further the possibility of obtaining a better price.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

Mr. Leonard M. Weinraub entertained a motion for adjournment, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 8:40 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary

MINUTES OF REGULAR MEETING

DATE: March 8, 1976, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President
Hana L. Stith, Vice President
Robert W. Hutner, Secretary

MEMBERS ABSENT:

Henry F. Rood
John L. Andreas

STAFF PRESENT:

Brian H. Collins, Urban Planner
Julia A. Zickgraf, Secretary
Mary Beth Young, Secretary

OTHERS PRESENT:

John M. Clifton, Jr., Attorney
Wayne L. Witmer, Attorney
Larry Smethers, President, West Central
Project Area Committee
William J. Moody, West Central
Neighborhood Association
Dr. C. J. Owen, Director, Community
Development and Planning
Jay Snyder, Assistant Planner, Community
Development and Planning
Virginia Bensheimer, Journal-Gazette
John Perlman, News-Sentinel

Mr. Weinraub announced that a quorum was present and called the meeting to order at 7:30 P.M.

ROLL CALL

Mrs. Stith noted that all members were absent except for Mr. Weinraub, Mr. Hutner, and herself.

APPROVAL OF MINUTES

Mrs. Stith mentioned that the minutes of the Annual Meeting of January 5, 1976 were done incorrectly and referred to the bottom of the first page under "Election of Officers". She explained that she was the one who nominated Mr. Weinraub for the office of President rather than Mr. Hutner as stated.

Mrs. Hana L. Stith moved that the minutes of the Annual Meeting of January 5, 1976 be approved with the amended section, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Weinraub inquired if all the expenses listed on the Voucher Sheets for January and February of 1976 were in line.

Mrs. Zickgraf replied that they were.

Mrs. Hana L. Stith moved the approval of all the expenditures listed on the Voucher Sheets for January and February of 1976. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub reported that the Commission will be interviewing applicants for the Executive Director position each day this week.

A short discussion followed regarding the applicant interviewed that day.

Mr. Weinraub explained that each applicant will be introduced to the Mayor, but made it clear that the Commission would make the final decision.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Discuss and Review the Status of Projects

Mr. Weinraub requested Mr. Collins to go through the memorandum that was sent to all the Commissioners dated March 2, 1976 giving a status of all the projects.

West Main Street Renewal Project

Mr. Collins related that there has been a problem with Dore Wrecking Company. He stated that L. I. Griffin & Sons has sued Dore Wrecking Company for work they performed but had not been paid for.

Mr. Clifton further explained that he has filed a grievance on behalf of the Redevelopment Commission, and that the court has granted a hearing in a couple of weeks. He told the Commissioners that he is trying to close the matter out and let the individuals settle with Dore over the owed money. Mr. Clifton pointed out that by doing this, the Redevelopment Commission will be getting release of the liens for the properties and getting off the hook.

Mr. Collins reported that the Commission is preparing for bonding in the second block.

Mr. Clifton told the members of the Commission that he had heard by telephone that the Governor allowed H.B. 1191 to become law without his signature. He added that he received a confirming letter on the matter.

Mr. Witmer recommended that the first step the Commission should take is to obtain at least fifty (50) signatures on a petition that would secure the bonding matter. He stated that he had the proper petition forms at the meeting tonight, and he explained that once the signatures have been obtained, a resolution could be drawn up and passed. He added that there would be a thirty (30) day remonstrance period following the passage of the resolution. Mr. Witmer reported that there would be two (2) ways the bonding procedure could be stopped: (1) if at least ten owners of real estate file a petition with the auditor saying it is unnecessary or too expensive, or (2) if more names are obtained against the issue.

Mr. Weinraub inquired if the individuals signing the petition had to be living in the area.

Mr. Witmer responded that they must be owners of property within the area.

Mr. Clifton remarked that he was fearful more people would sign against the issue than for it.

Mr. Hutner asked if an opposing group does exist.

Mrs. Zickgraf replied that she hasn't heard of any.

Mr. Weinraub requested that the petition forms be given to the secretary.

Mr. Weinraub suggested that the Commission advise Mr. Therber to get started on his work.

Mr. Clifton informed the Commissioners that the resolution cannot be passed until the petition is signed.

Neighborhood Development Program (East Central Area)

Mr. Collins related that the East Central NDP demolition contractor is moving along fairly well and has only two (2) structures left on the site.

Neighborhood Development Program (West Central Area)

Mr. Collins told the members of the Commission that demolition is ready to begin on the three (3) structures that remain in the West Central NDP Area. He pointed out that there is a resolution on tonight's agenda changing the West Central Plan.

Mr. Weinraub revealed that there have been some problems with S & O Construction Company, but that they have been resolved. He explained that Gordon McHenry has been obtained to finish the demolition work for the West Central Area.

Mrs. Stith inquired as to the problem.

Mr. Weinraub explained that S & O Construction Company owes money to the Internal Revenue and various other individuals, and stressed that the Commission has to finish this project up.

Mr. Collins mentioned that another item on the agenda for tonight is the sale of two (2) properties on West Main Street that have been appraised and were acquired in the Land Bank Program.

Mr. Weinraub informed the other members of the Commission that he has been meeting with the Mayor and his staff regarding the Civic Center Project, and that the Mayor is very anxious to get the project underway. He remarked that he has been representing the Redevelopment Commission at the meetings trying to find funding possibilities. Mr. Weinraub noted that the Mayor's concept of the Civic Center is a little different than what he had thought. He explained that it will not be just a convention center, but a Civic Center which all individuals may use--sort of a YWCA or YMCA concept with no spectator sports. Mr. Weinraub further explained that it would be for programs and meetings for different civic groups that would hold 3,000 people. He remarked that the Mayor's idea sounds very feasible, and that it is something the City would go for and really need. Mr. Weinraub commented that the direction he has seen through the Department of Community Development and Planning has been fantastic. He summed up saying that it is barely getting off the ground, but that more reports would be coming on this shortly.

Dr. Owen was then introduced to the Commission members.

Barrett, Barrett & McNagny Legal Services Bills

Mr. Weinraub explained that the three (3) legal services bills up for approval tonight consist of services and expenses that relate to all matters regarding the options in the West Main Street Project, property owners, and getting properties straightened around on the East and West Central NDP Areas. He introduced the first one for \$1,345.50 and told the other members that it pertains to East Central NDP matters. Mrs. Hana L. Stith moved for approval of the bill, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously. Mr. Weinraub explained that the second bill up for approval for \$333.00 relates to Hanna-Creighton matters and the sale of land to Link Chapman. Mr. Weinraub pointed out that the time listed on the bills were in line with the fee agreed to by the Commission. Mr. Robert W. Hutner moved the approval of the Hanna-Creighton bill, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously. Mr. Weinraub explained that the third bill for \$2,260.60 pertained to general services with regard to the West Main Street Project and other general matters. Mr. Robert W. Hutner moved the approval of the third bill, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 76-2 - Resolution Approving A Listing Contract Between City Of Fort Wayne, Department Of Redevelopment, And Joe N. Goldstine & Son In Connection With The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Weinraub explained that Resolution No. 76-2 renews Mr. Goldstine's contract for an additional 180 days.

Mr. Robert W. Hutner moved the adoption of Resolution No. 76-2, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Discussion of West Central NDP Demolition Contract

Mrs. Zickgraf informed the Commission members that Resolution No. 76-3 extends the contract for S & O Construction Company allowing Gordon McHenry to finish the job. She passed out a copy of the Agreement that will be signed by S & O Construction Company showing Mr. McHenry as the subcontractor.

Mr. Weinraub inquired as to the length of the extension.

Mrs. Zickgraf replied that the contract would be extended until March 20, 1976.

Mr. Weinraub asked if approval is required by the Commission members.

Mrs. Zickgraf explained that Resolution No. 76-3 approves the extension of the contract.

Mr. Weinraub clarified that the properties left to be demolished are two (2) on the southeast corner of Van Buren and Jefferson Streets and one (1) on Ewing Street.

RESOLUTION NO. 76-3 - Resolution Approving Change Order No. 5 To Demolition Contract No. D-1 In The West Central Neighborhood Development Program Project (IND. A-14)

Mrs. Hana L. Stith moved the approval of Resolution No. 76-3, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 76-4 - Resolution Approving Change Order No. 3 To Demolition Contract No. D-2 In The East Central Neighborhood Development Program (IND. A-14)

Mr. Robert W. Hutner moved that Resolution No. 76-4 be adopted, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 76-5 - Resolution Authorizing The Write-Off Of Rents Deemed Uncollectible

Mr. Weinraub explained that Resolution No. 76-5 relates to rents from Mr. Roy Brown and Ms. Marguerite McCary in the East Central NDP Area that have to be written off so that the books can be summed up. He added that both of these tenants are no longer in the properties.

Mrs. Hana L. Stith moved that Resolution No. 76-5 be approved, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 76-6 - Declaratory Resolution To Amend The Urban Renewal Plan For Neighborhood Development Program (IND. A-14)

Mrs. Zickgraf relayed to the Commissioners that Resolution No. 76-6 changes the reuse of certain parcels in the West Central NDP Area. She mentioned that Parcel 3 is under contract with the Department of Community Development and Planning, and explained that they have requested that the Commission change the plan from public to public or residential with supportive commercial facilities because they have plans for a community center with senior citizen housing in this area.

Mr. Weinraub questioned as to the location of Parcel 3.

Mrs. Zickgraf pointed out that Parcel 3 is the Broadway block and referred to the location of it on the West Central map. She explained that Parcel 2 was to be for public use and utilized as a park. Mrs. Zickgraf stated that the reuse appraisals show that a park would not be the best use for this area, and the Park Department says that the Commission cannot now or in the future develop this area as a park.

Mr. Snyder advised the Commission members that certain events have taken place since the Park Department made that statement. He told the Commissioners that Mr. Arnold of the Park Department has prepared a memorandum regarding this matter for tonight's meeting, and he read the memorandum aloud. Mr. Snyder said that the Park Department is requesting the Redevelopment Commission to consider that the Park Board and the Department of Community Development and Planning have been working with regard to park needs, and that the Lewis Street property has been designated as a park site. He added that a survey is being made to determine park possibilities for the Lewis Street property, and it is hopeful that it will be completed within one (1) month and will show that this particular area is a good place for a park.

Mr. Weinraub suggested that this matter be held in abeyance until the Commission is notified by the Park Board.

Mr. Snyder read aloud a letter from Dr. Owen of Community Development and Planning regarding the Declaratory Resolution amending the Urban Renewal Plan. Mr. Snyder told the Commission members that Community Development and Planning supports all the proposed plan changes except for Section D, Paragraph 2, Line 9, which reads, "the portions of Block 39 and 43 will be developed as residential or limited business (but not both on the same tract) as long as it is compatible with the surrounding area". He added that in the opinion of Community Development and Planning, by changing Block 43 to allow limited business would be in direct conflict with the West Central Sketch Plan which proposed the

area as a residential redevelopment and reuse area. Mr. Snyder summed up saying that Community Development and Planning suggests that the Redevelopment Commission restrict the land use on Block 43 to public or residential uses as permitted in an R3 zoning classification.

Mr. Weinraub requested to be shown the particular Lewis and Ewing property.

Mrs. Stith inquired if residential and limited business was the best way to go.

Mr. Weinraub remarked that the area is appraised at \$61,000 and that there is someone interested in the property.

Mr. Moody wondered how the area was appraised so high. He stated that he felt the appraised figure was based upon the property across the street. Mr. Moody mentioned he felt there is a real need for a park. He told the members of the Commission that several years ago it had been decided that the Neighborhood needed a park for the children in the area. Mr. Moody related that the Neighborhood is losing families in the area because there is no place for their children to play, and as this happens the area deteriorates.

Mr. Smethers explained that the Project Area Committee was the Committee that formed the three (3) areas shown on the West Central map. He stated that there have been numerous complaints from senior citizens in the area of children playing in their yards. Mr. Smethers related that many families gave up their properties with the intention that a park would be developed. He added that the Project Area Committee is working with Mr. Arnold of the Park Board to see if the old Jefferson School site (Fairfield and Jefferson) would be ample for a park area.

Mr. Weinraub questioned if the old Jefferson School site area has been studied by the Park Board to see if it had the capacity for a park.

Mr. Smethers replied that he has a letter from Mr. Arnold of the Park Board saying that the site is large enough for a park. He added that Mr. Arnold said the Park Board does not have enough money in the budget to develop this area into a park.

Mr. Moody made note that the Lewis and Brackenridge park area is small, but many children use it.

Mr. Weinraub inquired if the pink area shown on the West Central map could be expanded into a park.

Mr. Smethers explained that the feelings of the residents living around the area would have to be consulted. He added that the Neighborhood hopes to have more residential areas in ten (10) years.

Mrs. Stith inquired as to the size in area of the park.

Mr. Smethers relayed that it was 150 X 100. He noted that the Neighborhood does not need an elaborate park, but just an area for children to play.

Mrs. Stith said she felt it was a lot of money to spend for a little spot.

Mr. Smethers commented that he felt the appraisal figure was done on a commercial reuse basis and not residential like it should have been.

Mrs. Stith asked if the reuse was intended to be commercial.

Mr. Smethers stated that this area was set aside specifically for a park.

Mr. Weinraub remarked that Lincoln Life has plans for a parking garage and felt that the Commission should respect these plans. He felt that the Commission might be in a better position to work something out with the Park Board if the pink area was made larger, the use was commercial, and then the Park Board could buy it for \$1.00.

A discussion followed.

Mr. Smethers explained that the feelings of the people around the pink area would have to be explored if it was decided definitely to expand the site for a park.

Mr. Weinraub recommended that the matter be suspended until the Park Board notifies the Commission.

Mr. Robert W. Hutner moved that the matter be placed in abeyance, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub requested that the Park Board memorandum and the letter from the Department of Community Development and Planning be made a part of the minutes.

RESOLUTION NO. 76-7 - Resolution Authorizing The Offering Of Real Estate For Sale

Mr. Weinraub stated that Resolution No. 76-7 deals with Lots 2 and 3 located on West Main Street that are being offered for sale and that the St. Joseph Hospital is interested in buying. He explained that these parcels have to be advertised for \$1,087.50, and that the highest bidder for the property would be chosen.

Mrs. Stith asked if it was necessary to advertise.

Mr. Weinraub replied that it is required by state law to advertise.

Mr. Robert W. Hutner moved the approval of Resolution No. 76-7, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 76-8 - Resolution Authorizing The President And Secretary To Execute A Contract Between Fort Wayne Redevelopment Commission And Mr. Lonnie M. Therber, Accountant

Mrs. Hana L. Stith moved the approval of Resolution No. 76-8, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution Regarding Bonding To Be Presented By John M. Clifton, Jr.

Mr. Clifton explained that a resolution cannot be drawn up until the petition has been signed. He told the Commission members that one would be drawn up for the next meeting.

Discussion of Harmar Street Demolition Contract

Mr. Clifton stated that there is a breach of contract with all kinds of liens against Mr. Patterson. He requested that the matter regarding Mr. Patterson be deferred for the time being due to the finding of some money that was not deposited, and he would like to look into the matter. Mr. Clifton told the Commissioners that it hasn't been decided who is entitled to settle off against the IRS.

Mrs. Stith advised the other members of the Commission that when Mr. Patterson was awarded the demolition job for the Harmar Street Project, she warned the members at that time that there would be problems. She said she suggested that someone sit down with Mr. Patterson and discuss what is expected of him because she felt he was not fully aware of what the job entailed since he only bid the job at \$14,000. Mrs. Stith related that she knew there would be financial problems, but she said the Commission members at that time felt he should know what he was doing. Mrs. Stith told the Commissioners that she only wanted to make them aware of the background information regarding this matter.

Mr. Weinraub assured Mrs. Stith that the Commission would do what they could to straighten the matter out.

Discussion of Edsall House

Mr. Collins informed the Commission members that there has been some discussion about using Community Development funds to help in the second block of the West Main Street Project. He said he found out that there would have to be an Environmental Impact Statement done by the Commission if the Edsall House was included in the Project. Mr. Collins related that the Environmental Impact Statement is very complex and could take as long as six (6) months. He added that it could involve a large amount of money if someone else other than a staff member would have to do it. Mr. Collins noted that the Edsall House should be deleted from the Project if the Commission decides to use Community Development funds.

The Commission members thought the Edsall House had been discussed at an earlier meeting and that it was decided to delete it from the project.

Mr. Collins told the members of the Commission that the Edsall House is still included in the project. He added that an Environmental Impact Statement would have to be done by the Commission anyway, but that it would be less involved if the Edsall House was deleted.

Mr. Weinraub mentioned that there would be no federal money going into the West Main Street Project.

Mr. Collins related that there would be some things happening shortly which would involve the Commission.

Mr. Weinraub tabled this matter until the next meeting.

Student Involvement On Redevelopment Commission

Mr. Weinraub informed the other members that the Administration has asked the different boards and commissions to allow a student to participate at their meetings to get some experience with City government. Mr. Weinraub stated that he thought this was a good idea, and the other members of the Commission agreed. He instructed the secretary to advise the Administration of the Commission's feelings and to supply them with the information they need.

OTHER BUSINESS

Mr. Weinraub told the Commission members that he received a letter from the Greenfield Square Apartments requesting the use of some land in the Hanna-Creighton Project area for planting a community garden as they did last year. The Commissioners agreed to let them use some of the land, and Mr. Weinraub instructed the secretary to inform the Greenfield Square Apartments that this was okay.

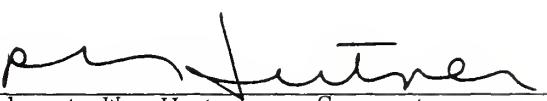
Mr. Galen Babb of 908 Oaklawn inquired if the Redevelopment Commission could assist him in installing street lights along Wallace Street. He explained that there were never any street lights placed there when it was developed. Mr. Babb told the members that he has filed a petition with the Board of Works regarding the lights, but related that their funds have been frozen for the present time. He informed the Commission members that he was told it would cost \$7,000 to install 23 lights. He wondered if the Redevelopment Commission could possibly put some lights in or if they could give him a reason why nothing has ever been placed there. Mr. Babb explained that this pertains to the 700 block of Wallace Street to the corner of Creighton and Holton. He told the Commissioners that he also has a petition from the residents in the area stating that they would like lights placed along there.

Mr. Weinraub requested Mr. Babb to allow the Redevelopment Commission staff a month to work on this matter and asked him to contact the office at that time.

ADJOURNMENT

Mrs. Hana L. Stith moved that the meeting be adjourned, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously. The meeting was adjourned at 8:45 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary





THE CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT & PLANNING

8 March 1976

Mr. Leonard Weinraub, President
City of Fort Wayne Redevelopment Commission
City-County Building
1 Main Street
Fort Wayne, IN 46802

Dear Mr. Weinraub:

The office of Community Development and Planning would like to formally comment on Declaratory Resolution No. 76-6 amending the urban renewal plan for the Neighborhood Development Program IND. A-14 adopted.

The staff of Community Development and Planning has developed, along with the West Central Neighborhood Association, a Sketch Plan for Neighborhood Development. This Sketch Plan has been officially adopted by the Fort Wayne Planning Commission and City Council.

Community Development and Planning has evaluated Resolution No. 76-6 against the adopted West Central Sketch Plan and would like to support all the proposed plan changes except for Section D, Paragraph 2, Line 9, which reads, "the portions of Block 39 and 43 will be developed as residential or limited business (but not both on the same tract) as long as it is compatible with the surrounding area.

In Community Development and Planning's opinion by changing Block 43 to allow limited business would be in direct conflict with the West Central Sketch Plan which proposed the area as a residential redevelopment and reuse area. Community Development and Planning suggests that the Redevelopment Commission restrict the land use on Block 43 to public or residential uses as permitted in an "R3" zoning classification.

It is further suggested that if the need exists for additional land zoned business, that Community Development and Planning with the Redevelopment Commission start discussions and negotiations among institutions, businesses, and industries interested in the area. In





Mr. Leonard Weinraub, President
City of Ft. Wayne Redevelopment Commission
8 March 1976

Pg2

this way we might be able to meet their needs while still being conscious of the desires and compatibility of the surrounding area.

Sincerely,


C. James Owen, Director
COMMUNITY DEVELOPMENT & PLANNING

CJO:pb



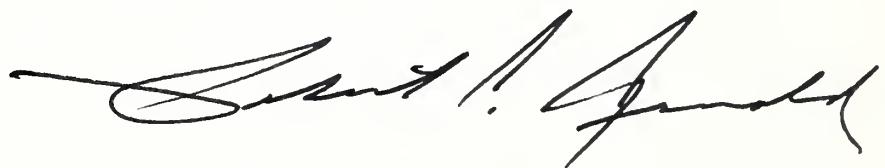
MEMORANDUM

To The Redevelopment Commission Date March 8, 1976
From Robert C. Arnold
Subject Lewis Street Lot

Copies to:

I respectfully request that the Redevelopment Commission give consideration to the following with regard to the disposition of the Lewis Street property:

The Park Board and C D & P have been working with the West Central P A C and the Neighborhood Association in regard to park needs in that community. The Lewis Street property has been identified as a potential park site by both the P A C and the Neighborhood Association. C D & P, the Association, and the Park Department are currently seeking an expression from the residents around the Lewis Street site concerning the possibility for park purposes. Hopefully this survey will provide us with data from which a determination can be made about the Lewis Street property for park purposes. The survey should be completed in approximately one (1) month.



RCA/jml



MINUTES OF ANNUAL MEETING

DATE: January 5, 1976, 4:30 P.M.

PLACE: Redevelopment Commission Offices, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, Vice President
Hana L. Stith, Secretary
Henry F. Rood
Robert W. Hutner
John L. Andreas

MEMBERS ABSENT: None

STAFF PRESENT: Marjorie E. Raschke, Project Site Coordinator
Brian H. Collins, Urban Planner
Mary Beth Young, Executive Secretary

OTHERS PRESENT: Wayne L. Witmer, Attorney
Virginia Bensheimer, Journal-Gazette
Sam Smith, News-Sentinel

OATHS OF OFFICE

The oaths of office were administered by Mr. Charles W. Westerman, City Clerk, to the five (5) Commissioners appointed to serve for 1976 at approximately 4:40 P.M. in the Redevelopment Commission Offices on the Ninth Floor.

Upon noting that a quorum was present, Mr. Weinraub called the meeting to order at 4:45 P.M.

APPROVAL OF MINUTES

Mr. Henry F. Rood moved that the minutes of the Special Meeting of December 29, 1975 be approved, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mrs. Raschke assured the Commission members that the Voucher Sheet contained only the usual business transactions.

Mr. Robert W. Hutner moved the approval of the Vouchers Paid in December, 1975, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

There was no old business to come before the Commission.

NEW BUSINESS

Election of Officers

Mr. Leonard M. Weinraub entered a motion that nominations be taken for the position of President. Mrs. Hana L. Stith moved that Mr. Weinraub be designated as President of the Commission. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously, and Mr. Leonard M. Weinraub was elected the new President of the Commission.

Nominations for the position of Vice President were then taken. Mr. Leonard M. Weinraub nominated Mrs. Stith as Vice President of the Commission. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously, and Mrs. Hana L. Stith was selected to fill the position of Vice President.

Motions were taken for the position of Secretary, and Mr. John L. Andreas nominated Mr. Hutner as Secretary of the Commission. Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried, and Mr. Robert W. Hutner was chosen as the new Secretary of the Commission.

Mr. Weinraub distributed a press release announcing the election of the officers and issuing the Commission's plans to proceed as rapidly as possible with the proposed Senior Citizen Housing Complex to be constructed on the second block in the West Main Street Project.

Mr. Sam Smith inquired if the Commission is going to advertise for the bonds necessary in the second block of the project.

Mr. Weinraub informed him that the Commission is in the process of acquiring bonds at the present time.

Discuss and Review the Status of Projects

Mrs. Raschke reported that Ms. Nicolet at 725 West Jefferson Boulevard in the West Central NDP Area has been granted an extension of time until January 31, 1976 in order to find a suitable place to relocate.

Mrs. Raschke informed the Commission members that Mr. Brown who is residing at 921 East Washington Boulevard in the East Central NDP Area has been given an eviction notice. She told the members that Rick Stevenson of the Minimum Housing and Relocation Department is trying to keep the heater the Commission placed in Mr. Brown's house under close surveillance.

Mrs. Raschke stated that the Commission has mailed out some of the \$100 option checks to the property owners in the West Main Street Project. She pointed out that all of the necessary paper work has been forwarded to each of the eight (8) developers that bid on the conditional options in the West Main Street Project. Mrs. Raschke explained that it will be up to each of the eight (8) bidders to proceed with HUD and submit their applications. She noted that a sheet listing the eight (8) bidders was forwarded to HUD.

Mr. Weinraub inquired if any type of a recommendation was sent with the sheet.

Mrs. Raschke related that she talked with HUD and they conveyed that the Commission could submit recommendations on the developers if they wanted to, but that HUD would not consider them at this time because they wanted to remain unbiased and make their own decisions based upon what each developer has submitted. She mentioned that HUD would certainly listen to any problems that the Commission might have with any of the developers.

Mr. Rood mentioned that he was going to prepare a letter giving recommendations on the eight (8) developers.

Mrs. Stith noted that the Commission should inform HUD that Forest City Dillon, Incorporated has already constructed a senior citizen facility and that their work was very good.

Mr. Rood remarked that besides the three (3) local firms that submitted a bid, Gene B. Glick Company, Incorporated is also good.

Mr. Hutner stressed the importance of proper management and ownership.

Mr. Rood agreed that it should be stressed to HUD to consider ownership and management organization.

Mr. Weinraub recommended that a letter be prepared to HUD stressing ownership and management organization.

Mrs. Stith requested to see the letter to HUD before it is mailed out.

OTHER BUSINESS

Mr. Weinraub referred to the material sent to the Commissioners on rehab loans.

Mrs. Raschke passed out a tentative agreement drawn up on rehabilitation loans between the Department of Community Development and Planning and the Redevelopment Commission.

Mr. Weinraub advised all the members of the Commission to study and read the agreement over so that it can be discussed at the next Regular Meeting in February.

Mr. Andreas inquired as to the source of the \$600,000.

Mrs. Raschke replied that it would be coming from the Department of Housing and Urban Development. She explained that the Department of Community Development and Planning started their program through the Neighborhood Care Program. Mrs. Raschke related that there has been one meeting held with Mr. Colestock and that there were some changes made in the manual.

Mr. Weinraub said he personally felt entering into this would be very good public relation wise for the Commission and the City as a whole.

Mrs. Raschke remarked that the program would start out primarily in the four (4) target areas. She stated that the Community Development and Planning Department will submit recommendations to the Redevelopment Commission, and the Commission will make the final approval of the loans.

Mr. Weinraub wondered what would happen if the loans were not paid back.

Mrs. Raschke explained that a lien can be obtained on the property. She added that the Redevelopment Commission owns the property.

Mr. Rood said he felt it did not make sense to have someone else making the loans.

Mrs. Raschke commented that maybe the Commission would rather have the people making the loans work under the Redevelopment staff rather than the Community Development staff, and that this and other matters can be discussed.

Mr. Rood questioned who would take the loss on a property that is worth less than the lien.

Mrs. Raschke replied that this is all worked out in the fund available for this program and added that it does not come out of the Redevelopment fund.

Mrs. Stith wondered if it is possible to loan someone more than what their property is actually worth.

Mrs. Raschke responded that there is a formula that is followed, and that there would never actually be more money loaned out than what the property is worth. She added that an appraisal would be done on the property.

Mr. Rood felt the Commission should have more control over this program.

Mr. Weinraub suggested that the Commissioners look over this agreement and that it be discussed at the next meeting.

Mr. Weinraub referred to the memorandum the Commission members received from Brian Collins regarding 1976 activities and he commented that he thought it was well done.

Mr. Rood inquired if very many applications have been received for the position of Executive Director.

Mrs. Stith asked if there was any way the Commissioners could start reviewing the applications that have been received.

Mr. Weinraub assured the members that copies would be sent for their review when several of them have been received.

Mrs. Stith said she felt copies could be sent out prior to the next meeting.

Mr. Rood mentioned that a resolution has been drawn up for Mr. Eckrich thanking him for his service on the Commission, and he moved the approval of the resolution. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Rood referred to the four (4) appraisals the Commission received on the bond issue. He commented that all four (4) submitted figures and are interested in working for the Commission. Mr. Rood recommended that the Commission select Mr. Lonnie M. Therber. He related that upon checking with Mr. Clifton and a bond man in town, they both agreed that Mr. Therber was the best selection. Mr. Rood moved that he be given authority to complete the agreement with Mr. Therber. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

Mr. Robert W. Hutner moved that the meeting be adjourned, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 5:14 P.M.

Respectfully submitted,



Robert W. Hutner, Secretary

MINUTES OF SPECIAL MEETING

DATE: December 29, 1975, 10:00 A.M.

PLACE: Redevelopment Commission Offices, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Donald P. Eckrich, President
Leonard M. Weinraub, Vice President
Hana L. Stith, Secretary
Henry F. Rood
Robert W. Hutner

MEMBERS ABSENT:

None

STAFF PRESENT:

Marjorie E. Raschke, Project Site Coordinator
Brian H. Collins, Urban Planner
Mary Beth Young, Executive Secretary

OTHERS PRESENT:

John M. Clifton, Jr., Attorney
A man from the News-Sentinel
3 people from development firms

The meeting was called to order at 10:10 A.M. noting that a quorum was present.

NEW BUSINESS

Opening of the Bids

Expression, Incorporated of Decatur, Illinois offered a price of \$200,000 for the land consisting of 200 units of which 20 would be for the handicapped. LAU & Associates of Carmel, Indiana gave a bid of \$187,000 for 200 units of housing, and it was noted that a management office would be set up on the first floor. International Constructors Company of Fort Wayne, Indiana tendered a bid of \$240,000 for a 15 story high-rise containing 224 units. Forest City Dillon, Incorporated of Cleveland, Ohio entered a price of \$187,000 for 200 one bedroom units. Gene B. Glick Company, Incorporated of Indianapolis, Indiana proposed a price of \$187,000 for an 8 story building containing 200 one bedroom apartments of which 20 are planned for the handicapped. Irmscher & Sons, Incorporated of Fort Wayne, Indiana presented a \$190,000 price for the land accommodating 196 units of which 10% are specially designed for the handicapped. Yost Companies, Incorporated of Fort Wayne, Indiana submitted a bid of \$187,000 for 200 one bedroom apartments, and Payne Enterprises, Incorporated of Louisville, Kentucky had a bid price of \$190,000 for 200 units.

Mrs. Raschke stated that all of the bids received would be examined by the Redevelopment staff and Mr. Clifton for legalities and that hopefully conditional options will be signed within the next day or so.

Mr. Eckrich inquired if the high bidder would automatically be awarded the contract.

Mrs. Raschke responded negatively and explained that the final selection of the developer will be chosen by HUD. She added that if the Commission has any problems with a certain developer, the matter can be taken up with HUD. Mrs. Raschke stated that all eight (8) developers will be eligible.

Mr. Rood asked if the Commissioners are to make any recommendations at this time. He pointed out that his interest is not only in someone who can build but someone that can manage a building.

Mrs. Raschke replied that no recommendations from the Commission are necessary at the present time. She explained that at the time that HUD does select a developer, the conditional option at that point becomes null and void for all of the other seven (7) firms.

The developers were then dismissed.

Mr. Eckrich noted that on all of the bids received except for LAU & Associates it was stated that it was economically feasible to include the Edsall House.

Mrs. Stith referred to the 196 units proposed in the bid of Irmscher & Sons, Incorporated and wondered if HUD hadn't stipulated that the amount be based upon 200 units.

Mrs. Raschke replied that HUD did state the proposal received should be for 200 units.

Mr. Rood wondered if Irmscher & Sons, Incorporated would be disqualified since their proposal only contained 196 units.

Mrs. Raschke said she felt it would not be thrown out.

Mr. Rood inquired if the specifications for the bidders requested that a cost amount of the building be included.

Mrs. Raschke relayed that the required specifications included a preliminary plan indicating the units to be built, the price for the land, and whether management facilities were available.

Mr. Eckrich questioned if the City would be paying for this matter providing the Commission goes ahead with bonding.

Mrs. Raschke replied affirmatively.

Mr. Rood inquired as to the total amount.

Mrs. Raschke stated that it was approximately \$2,000,003.

Mr. Clifton said the Commission would be safe dependent upon the \$700,000 to be received for relocation.

Mr. Rood said he felt the Commission would be criticized by spending all of this money on the second block of the West Main Street Project and wondered if everything has been approved.

Mrs. Raschke said that everything has been approved and passed.

Mr. Weinraub inquired as to how the Commission could possibly get out of the project.

Mrs. Raschke stated that the Commission cannot get out and that they have to follow the federal relocation standards.

Mr. Eckrich pointed out that if the Commission pulls out of the project they would still be obligated to pay the \$700,000.

Mrs. Raschke explained that when the relocation amount was drawn up it was figured assuming the maximum amount.

Mr. Rood questioned the percentage of the relocation amount the Commission used on the first block of the West Main Street Project.

Mrs. Raschke replied that 80% was paid.

Mrs. Raschke related that the first block in the West Main Street Project was under-budgeted, and that the Commission will be in the same situation if more than enough money is not allotted for the second block.

Mr. Eckrich inquired if the \$2,000,003 included the attorneys' fees.

Mr. Clifton told the members that an estimate is being drawn up in his office to give the Commission an idea of what to expect. He related that Ice, Miller, Donadio & Ryan attorneys have submitted a base fee of \$2,500. Mr. Clifton stated that he spoke to one of the property owners in the West Main Street Project area to get an idea of the feelings toward signing another option. He relayed that he got a response of anticipation as to receiving the free \$100 the Commission has promised to give. Mr. Clifton said he wanted to make the Commissioners aware of the fact that he felt there might be some difficulty getting the new options signed; consequently, leaving the Commission with more condemnations.

Mr. Rood inquired as to how many condemnations there would be.

Mrs. Raschke responded that there would be approximately four.

Mrs. Raschke explained that there may be some problems as Mr. Clifton stated regarding the supposedly \$100 gift to the owners, but that it would be handled by adding the \$100 amount on to the amount paid shown on the papers as the total amount paid.

Mr. Rood asked if Mr. Clifton has discussed the matter with any of the other owners.

Mr. Clifton responded negatively saying that the Commission might end up with more problems.

Mr. Rood gave a similar instance that took place at Lincoln Life Insurance Company and how the situation was handled nicely.

The Commissioners felt though that in this particular instance it pertains to a different caliber of people.

Mr. Rood inquired if new appraisals should be obtained.

Mr. Clifton stated that the appraisals are about one year old. He related that he felt a tactful person should approach the owners to get the new options signed. He mentioned that getting some of the options signed by the owners and obtaining new appraisals for the owners that refused to sign would not be fair.

Mr. Rood suggested this matter be discussed with Mr. Roth.

Mr. Eckrich wondered if it was legal for the Commission to go ahead with these options since the opening of the bids earlier signifies that the Commission has the properties all closed up.

Mrs. Raschke remarked that the Commission still has site control due to the power of eminent domain. She added that HUD is aware of what the Commission is doing and that it is okay to proceed with the bid opening. She stated that the land would be turned over when clear title is achieved. Mrs. Raschke related that the Commission could enter into a contract to clear title, and that it would be handled similar to Lincoln Chapman's matter.

Mr. Eckrich stated that the estimate on this project is \$2,000,003 plus seven (7) condemnations between \$10,000 and \$12,000 exclusive of them and \$30,000 inclusive of them. He added that between \$10,000 and \$12,000 would handle all the acquisition matters of the properties.

Mrs. Raschke noted that there would be approximately \$200,000 of local money that could be used.

A discussion followed.

Mrs. Stith stated that the Commission is going to acquire land and then sell it and wondered who would be paying the \$2,000,000.

Mrs. Raschke said that this would be the bonding cost.

Mr. Weinraub stated that this would be coming back in taxes over a period of time on the building.

Mrs. Raschke referred to the 3 Rivers and Rolling Mill Projects and remarked that they both have paid back the amount twice over.

Mrs. Stith and Mr. Rood stated they felt the senior citizen quarters would bring in low income people.

Mr. Eckrich stated that Mr. Weinraub and Mayor-Elect Robert Armstrong discussed the bonding matter once and that maybe they should discuss the matter again.

Mr. Collins mentioned that another reason for discussing it with the Mayor is that there is a deficit in the relocation figure, but he might make Community Development funds available to cover it if he supports the project.

Mr. Rood suggested that the Commission draw up a press release for the newspapers when ready.

Mr. Hutner inquired if the Redevelopment Commission could get involved with the Civic Center because he was concerned if there would be enough funds available.

Mr. Eckrich told the other members that in speaking with Mayor Lebamoff previously, he related that he had the funds for the Civic Center and did not need help from the Redevelopment Commission.

Mr. Collins asked if Tax Incremental Financing was still a factor.

Mr. Weinraub explained that the Commission does not have the time to go through Tax Incremental Financing and present the case. Mr. Weinraub added that the Commission should not discount the Civic Center just because the Commission doesn't have the money to build it.

Mr. Eckrich mentioned that the Commission could supply half of the funds.

RESOLUTION NO. 75-82 - Resolution Authorizing The President And Secretary To Execute Conditional Real Estate Option Agreements After Review By Redevelopment Staff And Attorney

Mr. Weinraub moved that the Commission proceed with the West Main Street Project and that the options be prepared.

Mr. Eckrich suggested that an affidavit be obtained for the eighth bid proposal received in the late mail arrival at 11:00 A.M.

Mrs. Stith seconded the motion to approve Resolution No. 75-82. Upon roll call, the motion carried unanimously.

Mr. Weinraub recommended that the press release not be issued until after the Organizational Meeting on January 5, 1976.

Mr. Eckrich suggested that the bonding matter be discussed with Mayor-Elect Robert Armstrong before the press release is issued.

Mr. Clifton informed the Commissioners that by January the matter of whether or not the Commission can bond will be settled.

RESOLUTION NO. 75-83 - Resolution Approving A Minor Plan Change To The Urban Renewal Plan For The West Main Street Renewal Project Dated November, 1974

Mr. Clifton explained that Resolution No. 75-83 pertains to the area where the City is widening the street.

Mr. Weinraub further explained that the area in question is the small corner at Ewing and Main Street that is to be omitted from the Urban Renewal Plan.

Mr. Collins informed the Commission members that Resolution No. 75-83 also changes the words "will" to "may" in the Plan as requested by Dr. Petro.

Mr. Robert W. Hutner moved that Resolution No. 75-83 be adopted, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-84 - Resolution Approving The Rescheduling Of The Organizational Meeting Of The Fort Wayne Redevelopment Commission For January 5, 1976

Mr. Leonard M. Weinraub moved that Resolution No. 75-84 be approved, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

APPROVAL OF MINUTES

Mr. Leonard M. Weinraub moved the approval of the minutes of the Special Meeting of November 18, 1975 and the Regular Meeting of December 8, 1975, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Mr. Rood mentioned that a resolution should be drawn up for Mr. Eckrich recognizing his service on the Commission.

ADJOURNMENT

The meeting was adjourned at 11:16 A.M.

Respectfully submitted,

Hana L. Stith
Hana L. Stith, Secretary

MINUTES OF REGULAR MEETING

DATE: December 8, 1975, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Donald P. Eckrich, President
Leonard M. Weinraub, Vice President
Hana L. Stith, Secretary
Henry F. Rood
Robert W. Hutner

MEMBERS ABSENT:

None

STAFF PRESENT:

Marjorie E. Raschke, Project Site Coordinator
Brian H. Collins, Urban Planner
Mary Beth Young, Executive Secretary

OTHERS PRESENT:

John M. Clifton, Attorney
Virginia Bensheimer, Journal-Gazette
Gary Graham, News-Sentinel
A woman from WMEE

Mr. Eckrich announced that a quorum was present and called the meeting to order at 7:34 P.M.

VOUCHERS

Mr. Eckrich inquired if there was anything unusual on the Voucher Sheet.

Mrs. Raschke replied negatively.

Mr. Weinraub asked if the Commission's budget has been returned as yet.

Mrs. Raschke explained that it wouldn't be returned until after the first of the year due to the appeal that has to go to the State Tax Board.

Mr. Weinraub told the other Commissioners that the City Council has agreed to give the Commission the money out of the General Fund if the State Tax Board does not change the action deleting the funds.

Mr. Leonard M. Weinraub moved the approval of the vouchers paid, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Discuss and Review the Status of Projects

Neighborhood Development Program (IND. A-14) - West Central Area

Mrs. Raschke informed the Commission members that all property has been vacated except for Mr. Manochio's tenant. She related that he is aware he will not be receiving any relocation benefits.



Neighborhood Development Program (IND. A-14) - East Central Area

Mrs. Raschke reported that eviction proceedings have been initiated on Mr. Brown. She informed the Commission members that she has been told that Mr. Brown has vacated his property, but no one knows where he has gone. Mrs. Raschke stated that the Commission has been trying to track him down because the heater the Commission purchased from "Doc" Dancer is missing.

Mr. Eckrich inquired as to the cost of the heater.

Mrs. Raschke explained that it was a used heater which would amount to about \$50.

West Main Street Renewal Project

Mrs. Raschke stated that the Commission has received a report from the Safety Director requesting that either some fencing or a fill-in be placed on one side of the first block in the West Main Street Project. She told the members that she has spoken with Carl O'Neal who is checking with Mr. Franke to see which of the two they would authorize. Mrs. Raschke assured the Commissioners that she would keep on top of the matter.

Mr. Weinraub inquired as to the amount of expense involved in the fence.

Mrs. Raschke responded that the fence would cost \$2,900 installed.

Mr. Weinraub explained to the other members that the Safety Director wants the Commission to put a fence around the whole area. Mr. Weinraub said he felt the choice should be made according to the cheapest. He described the area in question to the other Commissioners.

Mr. Rood questioned whether the contractor has finished the excavating.

Mrs. Raschke replied that the contractor is still working.

Mr. Weinraub reported that he has had two telephone calls regarding someone doing excavating work in this area. He went on to say that he met with Alan Grinsfelder and Art Ehinger to straighten the matter out. Mr. Weinraub explained that there is one low spot where Ridge Auto used to be, and that the front half of the Berry Street site is not in the present landscaping plan of the contractor. He mentioned that this would come up later under a separate bid.

Mr. Eckrich wondered if the demolition contracts when let didn't state something about being up to grade.

Mrs. Raschke explained that the contract only states the existing grade. She added that the Engineering Department and the architect have a different concept of what the existing grade is.

Mr. Rood inquired as to when the Commission's responsibility would end.

Mrs. Raschke related that the area where the argument of grade rests has been sold to the City and explained that the Commission just would like to meet the requirements of the Safety Inspector.

Mr. Weinraub reported that the Commission is now in the process of advertising for a developer for the Senior Citizen Housing in the West Main Street Project.

Mrs. Raschke added that the Commission has received several calls regarding the Senior Citizen Housing matter. She explained that there seems to be a great interest in the Edsall House and informed the Commission members that a letter has been composed enclosing a copy of the ARCH brochure. Mrs. Raschke said the mailing went out to the same group of people that received the original package.

Mr. Eckrich stated that the decision to save the Edsall House or not is really up to the contractor now.

Mr. Weinraub reminded the other members that there is a Special Meeting on December 29, 1975 to open the bids for this Senior Citizen Housing.

RESOLUTION NO. 75-80 - Resolution Approving Change Order #2 To Demolition Contract No. D-2 In The East Central Neighborhood Development Program (IND. A-14)

Mrs. Raschke explained that the contract for Northern Virginia Demolition Corporation is up on January 31, 1976, and that Resolution No. 75-80 extends the contract period for an additional 31 days. She said that the reason for the extension is due to Roy Brown not being vacated, and the contractor needs the extension in order to finish the job.

Mr. Henry F. Rood moved the approval of Resolution No. 75-80, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-81 - Resolution Authorizing The Offering Of Real Estate For Sale In The East And West Central Neighborhood Development Program Areas (IND. A-14)

Mrs. Raschke stated that Resolution No. 75-81 deals with land disposal procedures and that the exhibits are the standard ones used each time previously, but that they were not finished in time for the meeting tonight. She passed out the Land Disposal Procedures to the members.

Mr. Eckrich questioned what Resolution No. 75-81 covers.

Mrs. Raschke answered that it includes the East and West Central NDP land for sale.

Mr. Weinraub inquired if this would be placed in the newspapers.

Mrs. Raschke responded that a public notice would be published.

Mr. Weinraub asked if this pertains to the property that Northern Virginia Demolition Corporation is demolishing.

Mrs. Raschke confirmed that this was correct, and explained that it dealt with the Manochio property, property on Lewis, McClellan, and Ewing Streets.

Mr. Robert W. Hutner moved that Resolution No. 75-81 be adopted, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

Report on Indianapolis Trip

Mrs. Raschke informed the members of the Commission that on December 4, 1975, Brian, Judy, and her went to Indianapolis to a NAHRO session. She explained that they divided themselves up for the different meetings. She reported on her particular section of NDP closings and rehab loans. Mrs. Raschke stated that it was very informative and interesting, but that the subject of rehab loans was much too short. She told the Commission members that one of the things that came up was that Mr. Colestock informed her, and it was discussed with some of the people in Indianapolis, that very possibly the Redevelopment Commission will have to take over the loan section of the rehab program. She explained that basically the Commission would have to enter into an agreement with the Community Development Department defining the lines of liability.

Mrs. Raschke relayed that if the Community Development Department is going to use their staff, it should be in writing so that no one can come back on the Commission. She said that the City would put the money into the Commission's funds and then the Commission would in turn pay them back.

Mr. Eckrich inquired as to who would service the loans.

Mrs. Raschke replied that it should be the Community Development Department unless they decide otherwise. She related that this is why it is imperative that the Commission enter into a written agreement.

Mr. Rood stated that then if they become delinquent, it is up to Community Development.

Mrs. Raschke agreed and noted that this is not definite. She said the Department of Community Development did have a proposal in front of the state named the Neighborhood Care Program. She pointed out that Community Development had hoped this program would pass, however, it did not. She mentioned that she wanted the Commission members to be aware of this.

Mr. Collins related that the NAHRO sessions were very short. He reported that Judy and he attended sessions on citizen participation. Mr. Collins stated that the major feeling they left you with was that Fort Wayne is farther ahead than any other City in Indiana.

Mr. Rood was concerned that the Commission might make some loans to people who aren't very good risks.

Mrs. Raschke assured the members that every party would be investigated. She added that there would be a section that would have out-and-out grants and if anything happens, the Commission would be guaranteed to receive their money back. She also remarked that there would be a fluctuating interest rate.

Mr. Hutner wondered who exactly oks the loans.

Mrs. Raschke related that the Commission would be making out the check. She said that if the Community Development staff is going to make the determination, the Commission will enter into this agreement with them.

Mr. Collins pointed out that Neighborhood Care has a Board of Directors that were appointed.

Mr. Weinraub inquired if someone in one of the redevelopment areas could ask for a loan to update their house if they wanted to under this agreement.

Mrs. Raschke responded affirmatively. She stated that the Commission does not have money for this, but that this kind of an agreement would provide the monies needed.

Mr. Hutner inquired if there was a money limit.

Mr. Collins replied that there was an operating term of \$6,000.

Mrs. Stith asked if there was an interest rate.

Mrs. Raschke stated that there is a fluctuating interest rate depending upon the ability to pay.

Mrs. Stith questioned if the Commission would hire a loan officer in charge of this matter.

Mrs. Raschke said she did not think it was necessary.

Mr. Rood asked if this was a state or federal law.

Mrs. Raschke replied that it was a state law.

Mrs. Raschke mentioned that HUD was very surprised when they found out that the Redevelopment Commission did not get their Community Development funds originally.

Discussion of East Central Sketch Plan

Mrs. Raschke informed the Commission members that Brian prepared the East Central Sketch Plan and the floor was given to Brian for any questions the Commissioners might have.

Mr. Collins told the members of the Commission that the East Central Sketch Plan was prepared as part of a HUD requirement. He stated that the City decided also to prepare similar documents in conjunction with the East Central Plan. Mr. Collins related that the Plan is presently in the hands of the Planning Committee of the East Central Neighborhood Association. He said the Planning Committee has only had one meeting, but that he anticipates several more. Mr. Collins remarked that he felt the final document may have some significant changes in it. He told the members his idea was to present them with this document that is being reviewed by various City staff and the East Central Neighborhood. He anticipated that the East Central Neighborhood would bring the document to the Commission and the City Council for approval. Mr. Collins explained that any activity taking place in the Neighborhood in the future would follow the Plan. He pointed out that this is just a preliminary draft and after the first of the year the final draft would be formulated.

Mr. Weinraub stated the Plan looked very good.

Mr. Rood remarked the Plan is basically similar to the West Central Sketch Plan.

Mr. Collins mentioned that the West Central Sketch Plan has been approved for over a year now and has proven very valuable to the Neighborhood. Mr. Collins related that he felt a similar document should be prepared in all neighborhoods and hoped that this would happen in the future.

Mr. Rood inquired if the Commission has any final approval over this Plan since they didn't have any input into it.

Mr. Collins explained that the East Central Neighborhood will present the Plan to the Redevelopment Commission, the City Plan Commission, and the City Council for final approval.

Clifton Report on Loose Ends

Mr. Clifton referred to a memorandum he passed out to the members of the Commission showing a preliminary bonding procedure outline on the West Main Street Project. Mr. Clifton went through the outline with the Commission members and explained that an Arbitrage Certificate is a device for cities in the past who have borrowed and used money to buy Federal notes and used money made on Federal notes. He added that this is not allowed at the present time. Mr. Clifton told the members that the Commission has already adopted the Declaratory Resolution by the appropriate parties, held a Public Hearing, and adopted a Confirmatory Resolution. Mr. Clifton relayed that the Commission first has to come up with a budget to show what can be borrowed and what cannot be. He added that there seems to be some question under Indiana law as to whether relocation expenses can be borrowed. He explained that as soon as Mrs. Raschke gets the budget together he would discuss the matter with Bob McCord and handle it accordingly. Mr. Clifton stated that there are two types of bond issues. He explained one as the revenue issue to the Commission members. Mr. Clifton said that the Commission needs and is required to have a work-up by a public accountant. He then explained the other kind which is a general bond issue. Mr. Clifton referred to

another sheet he placed before the Commissioners listing four firms in Indianapolis who have done this kind of work in the past. He suggested the four names to the Commission, and related that it would be advantageous to interview the four different firms as to what they would charge and what they would do for the Commission.

Mr. Rood inquired if interviews were necessary, since Mr. Clifton had recommended all four and felt they could do the job.

Mr. Clifton commented that the firms would either propose an hourly or percentage rate on the job. He pointed out that No. 3 is generally good and reasonable.

Mr. Weinraub asked Mr. Clifton if he has talked to No. 2.

Mr. Clifton replied that he had and stated that No. 2 indicated he would be glad to come up and meet with the Commission.

Mr. Clifton also mentioned that No. 1 and No. 4 were very competent.

Mr. Rood stated that the Commission should request a proposal from each of the four firms.

Mr. Weinraub suggested that Mr. Clifton do this and added that his preference would be for firm No. 2.

Mrs. Raschke recommended that Mr. Rood follow through on this matter since he was more familiar with it.

Mr. Rood agreed to do so.

Mrs. Raschke stated that she is waiting to get the relocation matter resolved concerning the shortage of funds.

Mr. Clifton suggested that the Commission take current funds within the budget and operate on bond money.

Mrs. Raschke replied that there isn't enough money available to use the current funds within the budget.

Mrs. Raschke related that the way the Indiana law reads, when the Redevelopment Commission acquires property, they have to relocate it, and she did not see how it was going to be done.

Mr. Clifton stated that the Indiana law for Redevelopment was adopted in 1953. He explained that when the NDP Programs were introduced, the wording was not changed with the provision to issue bonds. He added that it seems only logical that the NDP Programs should be under Indiana law, but this doesn't seem to be the case according to Ice, Miller, Donadio & Ryan attorneys in Indianapolis.

Mrs. Raschke wondered if the matter in question related to the NDP Program.

Mr. Clifton replied that he just used the NDP Program as an example. He reiterated that the Commission's budget must be done before the matter can be resolved.

Mr. Rood stated that technically the budget should not make any difference.

Mr. Weinraub inquired as to how long it would be before the Commission's budget would be finished.

Mrs. Raschke said that she was waiting on a figure from Ed Elkins so that it could be as accurate as possible.

Mr. Weinraub pointed out that the Commission will probably have to get some money out of the City Council for relocation.

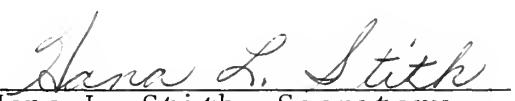
OTHER BUSINESS

Mrs. Raschke reiterated on the advertisements for the Executive Director position. She commented that it was decided to advertise in the TV Guide because for the amount of money, the Commission would be getting more coverage.

ADJOURNMENT

Mr. Henry F. Rood moved that the meeting be adjourned, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously. The meeting was adjourned at 8:19 P.M.

Respectfully submitted,


Hana L. Stith, Secretary

MINUTES OF SPECIAL MEETING

DATE: November 18, 1975, 7:30 P.M.

PLACE: Mayor's Conference Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Donald P. Eckrich, President
Leonard M. Weinraub, Vice President
Hana L. Stith, Secretary
Henry F. Rood
Robert W. Hutner

MEMBERS ABSENT:

None

STAFF PRESENT:

Marjorie E. Raschke, Project Site Coordinator
Brian H. Collins, Urban Planner
Mary Beth Young, Executive Secretary

OTHERS PRESENT:

Jerome J. O'Dowd, Redevelopment Trustee
Emily Bedree, Redevelopment Trustee
Melvin H. Borcherding, Redevelopment Trustee
Oren L. Collins, Redevelopment Trustee
Karen Anderson, President of ARCH
Chris Crampton, ARCH Member
Dr. Louis G. Petro, Executive Director,
Housing Authority
Sam Smith, News-Sentinel
Mark Smith, Journal-Gazette
A woman from WMEE

Mr. Eckrich announced that a quorum was present and called the meeting to order at 7:31 P.M.

APPROVAL OF MINUTES

Mr. Robert W. Hutner moved for the approval of the minutes of the Regular Meeting of October 13, 1975, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Eckrich inquired if the Voucher Sheet contained anything unusual.

Mrs. Raschke replied that it only consisted of the normal expenditures.

Mr. Leonard M. Weinraub moved the approval of the Voucher Sheet, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Edsall House Presentation by ARCH Committee

Mr. Collins introduced members of the ARCH Committee that were present to the Commissioners and explained the Committee's interest in the

Edsall House. He related that the Committee would like to make a presentation to the Commission, have their alternatives considered, and receive a response on them.

Karen Anderson referred to the ARCH brochure that was sent to the Commissioners. She explained the area involved and the picture in the brochure. Ms. Anderson gave some vital background information on the Edsall House and Mr. Edsall.

Chris Crampton went into the historical commitments on the House. She told the members of the Commission that the original House was built in 1939, and remarked that it is the oldest remaining house in downtown Fort Wayne. Ms. Crampton informed the Commissioners that the Edsall House was transformed into a hospital for a few days after Mr. Edsall died.

Mr. Weinraub questioned if the corner property in the rear of the House that is presently a restaurant used to be a part of the Edsall House.

Ms. Crampton responded negatively but added that it may have been the original Carriage House.

Mr. Weinraub inquired as to the purpose and the use the Edsall House would be several years from now if it should be saved.

Ms. Crampton responded that the ARCH Committee is interested in preserving the Edsall House for a good use and not a museum.

Mr. Weinraub commented that the use would have to relate to senior citizens.

Ms. Crampton assured the Commissioners that ARCH was aware of this.

Mr. Weinraub inquired as to the funds ARCH had available for this restoration project.

Ms. Anderson explained that ARCH is willing to commit themselves to a feasibility study and act as a liaison to obtain the money. She stated that ARCH does not have the money at the present time. Ms. Anderson added that the matter of who should own the House will have to be decided upon.

Mr. Weinraub reported that when the Commission acquires all the properties in the second block and advertises, the piece of property where the Edsall House is located would have to be excluded. He related that the Commission would then have to decide whether the developer or ARCH could do something with the House.

Ms. Anderson stated that the ARCH Committee would like to explore both these possibilities.

Mr. Rood remarked that there is a time problem involved, and that a feasibility study or anything else would throw the Commission way off schedule.

Mr. Weinraub explained that the Commission has all the options for all the properties except one which will be condemned and that if the Commission decides to do something with the Edsall House that property would have to be excluded from the square footage.

Mr. Rood inquired as to the outcome of the House if the Commission acquires it.

Ms. Anderson said she felt it was not that much of a problem.

Mr. Rood asked if the house behind the Edsall House was attached to it.

Ms. Anderson responded negatively.

Mr. Eckrich inquired as to ARCH's proposal.

Ms. Anderson requested that a feasibility study be done with some insurance that the area will remain intact. She offered the Committee's assistance in helping the Commission get on schedule.

Mr. Collins questioned if there was a time frame involved for the feasibility study.

Ms. Anderson responded that there is no time frame.

Mr. Rood inquired as to who would do the study.

Ms. Anderson replied that it would be handled by a professional.

Mrs. Raschke asked the ARCH Committee if they devised any kind of a feasibility plan or an approximate figure.

Ms. Anderson reported that ARCH has devoted a great deal of time and thought to the Edsall House. She remarked that the House would be suitable as a museum, a gift shop, a small medical clinic, a federal building, a housing office for whatever is built on the block, or a luncheon area.

Mr. Hutner asked if there were steps to the entrance of the House.

Ms. Anderson replied affirmatively and also added that it is feasible to even ramp the House.

Mr. Weinraub inquired as to the possibility of moving the Edsall House and applying it to the Senior Citizen Complex.

Ms. Anderson responded that ARCH investigated moving the Edsall House and said it would run approximately \$40,000.

Mr. Weinraub pointed out that it would probably cost an additional \$100,000 to put proper lighting, etc., in the facility.

Ms. Anderson agreed.

Mr. Collins informed the members of the Commission that the area containing the Edsall House consisted of 4,000 sq. ft.

Mrs. Raschke stated that HUD would probably not renovate the building.

Mr. Eckrich wondered if the Commission would request a developer to put the area into their plan if the whole area was advertised and a feasibility study showed some merit.

Mrs. Raschke answered negatively and explained that the developer would go ahead and include the corner into the plan.

Mr. Eckrich questioned if the location presented a problem to the Commission.

Mr. Weinraub showed Mr. Eckrich the building location on the map.

Mr. Collins stated that to include the property in the offering to the developer would certainly make the entire package less desirable. He remarked that if the concern is to save the building, the property should be deleted from the offering and given to ARCH so that they can have the chance to come up with something. Mr. Collins added that it would probably be two years before ARCH would need to have the property renovated.

Mr. Eckrich asked if putting the property back in as a vacant piece would be that much of a problem.

Mr. Collins said it would not.

Mr. Eckrich inquired if anyone had an opinion on what should be done regarding the property.

Ms. Anderson stated the building was very sound with the exception of the west wing which would have to be removed.

Mr. Hutner remarked that the Commission has the choice of either going ahead with the entire property or going with HUD and hoping they will be able to put something together.

Mrs. Raschke stated that under Indiana law, the Commission has to advertise the land. She said a decision has to be made one way or the other.

Mr. Weinraub said that the most feasible way would be for ARCH to go to the developer, after one is selected, and discuss the saving of the Edsall House. He explained that to delete the whole square block would put the Commission in an unusual position.

Ms. Crampton questioned if the consensus was for ARCH to go ahead and do a feasibility study.

Mrs. Raschke reported that the Commission has a lot of money involved already and that they do not want to engage in any more.

Mr. Rood inquired if ARCH is counting on the foundation to fund this matter.

Ms. Crampton responded that ARCH has some possibilities.

Mr. Collins questioned if a one year or 18 month hiatus on the property would be enough time for a reasonable chance of success.

Ms. Crampton told the members of the Commission that ARCH is just frankly concerned with getting the House in better shape.

Mr. Eckrich inquired if by granting ARCH's request the Commission would be distracting from the marketability of the property.

Mrs. Raschke told the Commission members that she felt it would distract from the sale of the land because a whole clear piece of land would be much more attractive. She added that the Commission has to invest in buying the parcel.

Mr. Weinraub informed the other members that \$38,500 will have to be invested just to buy the property.

Mr. Rood stated that the Commission does not want to exclude the property and not take the option on it.

Mrs. Raschke remarked that the Commission is bound to take the option and buy the property. She explained that the plan proposed wants the Commission to preserve and renovate the Edsall House and dedicate the property to ARCH.

Mr. Rood inquired if the Commission has to have a reuse value on the property.

Mrs. Raschke responded negatively and explained that a reuse appraisal is not necessary if it is historical.

Mrs. Stith questioned if ARCH has other ongoing projects.

Ms. Anderson replied that ARCH is working on some that are doing quite well.

Ms. Crampton remarked that the Edsall House has been chosen as the most important building in Fort Wayne for restoration.

Mr. Leonard M. Weinraub moved that the Commission should continue to go through with the inclusion as one whole parcel and that ARCH should discuss their matter with the developer. Mr. Henry F. Rood seconded the motion and added that the Commission should notify the developer to contact ARCH. Upon roll call, the motion carried unanimously.

DISCUSS AND REVIEW THE STATUS OF PROJECTS

Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Raschke informed the Commissioners that the public hearing for the utility easement was held and that there was no opposition to it. She added she felt sure it would go through. Mrs. Raschke reported that the corner property sold to Lincoln Chapman will be completed shortly, but explained that the Commission has been unable to reach Mr. Chapman.

Neighborhood Development Program (IND. A-14) - West Central Area

Mrs. Raschke reported that Mr. Manochio has moved out, but that Mr. Marquiss still remains on his property. She said Mr. Marquiss will be out by the end of the month. Mrs. Raschke added that the tenant in Mr. Manochio's house is expected to be out by the end of December.

Neighborhood Development Program (IND. A-14) - East Central Area

Mrs. Raschke explained that Mr. Brown still remains on his property, and that the Commission will have to evict him. She stated that she felt the Commission has been working with him the best they can and pointed out that he is the only remaining tenant. Mrs. Raschke remarked that Northern Virginia Demolition Corporation is progressing on schedule nicely. She added that Mr. Roth is doing the reuse appraisals.

West Main Street Renewal Project

Mrs. Raschke stated that the first block has been completed, and that the construction has started on the Senior Citizen Center. She told the Commission members that there were some problems with the fire marshal, but that they have been alleviated. Mrs. Raschke said that all of the options have been signed except for one in the second block.

Mr. Rood wondered if the newspapers indicated that the contract had already been let for the Senior Citizen Center.

Mrs. Raschke replied affirmatively.

DISCUSS REZONING OF BLOCK 5 IN WEST CENTRAL

Mrs. Raschke explained the area as the Manochio property which is located on the corner of Van Buren and Jefferson. She further explained that according to the latest Urban Renewal Plan, Area 5 is designated as residential B3 zoning. Mrs. Raschke referred to a letter placed before the Commissioners from Mr. Smethers dated November 10, 1975 indicating that he would like this area to accommodate only residential. She stated that the Commission would have to go through a plan change to adapt to this action. She added that by doing this it would limit the Commission's power of resale.

Mr. Rood inquired if there are any possible developers for this property.

Mrs. Raschke responded that there has been one man, but that the property has not been advertised.

Mr. Henry F. Rood moved that the zoning be left alone and said he felt the Commission should just hold this matter in abeyance until a possible developer has been found. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Eckrich requested that Mrs. Raschke respond to Mr. Smethers' letter.

RESOLUTION NO. 75-72 - Resolution Approving Contract Between City Of Fort Wayne, Department Of Redevelopment, And James W. Roth, Appraiser, As Review Appraiser For Disposition Appraisals In Connection With The East Central Neighborhood Development Program Project (IND. A-14)

Mr. Leonard M. Weinraub moved that Resolution No. 75-72 be adopted, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-73 - Resolution Authorizing Use Of Proclaimer Certificate Relative To Establishment Of Fair Reuse Value For Property To Be Disposed Of In The Neighborhood Development Program (IND. A-14)

Mrs. Raschke informed the members of the Commission that a Proclaimer for West Central Disposition Parcel No. 1 was overlooked. She commented that in order to correct the error and include several other parcels, Resolution No. 75-73 was drawn up which includes West Central Parcels 1, 2, 3, 4, and 5 and East Central Parcel 1. Mrs. Raschke remarked that this Proclaimer has to be submitted to HUD in accordance with their rulings.

Mr. Robert W. Hutner moved that Resolution No. 75-73 be approved, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-74 - Resolution Authorizing The Sale Of Disposition Parcels 1, 3, And 4 In The West Central Neighborhood Development Program Project (IND. A-14) To The City Of Fort Wayne

Mrs. Raschke told the Commission members that as a part of the Urban Renewal financial plan, there will be \$65,000 in proceeds. She said that the lands are designated as HUD lands if they are not paid by the time due. Mrs. Raschke stated that the Community Development Department is picking up and bringing these up-to-date, and that they will pay the Commission. She explained that the Commission would then give the Community Development Department the value received for West Central Parcels 1, 3, and 4. Mrs. Raschke advised the Commissioners on the location of the three parcels.

Mr. Leonard M. Weinraub moved that Resolution No. 75-74 be approved, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-75 - Resolution Approving Change Order No. 4 To Demolition Contract No. D-1, West Central Neighborhood Development Program Project (IND. A-14)

Mrs. Raschke reported that Resolution No. 75-75 simply extends the West Central demolition contract for an additional 31 days because of not being able to issue the order on receiving properties.

Mr. Robert W. Hutner moved the approval of Resolution No. 75-75, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-76 - Resolution Authorizing Initiation Of The Process Of Issuing General Obligation Bonds

Mr. Weinraub inquired if Resolution No. 75-76 was necessary in preparation of going into the acquisitional state in the second block of the West Main Street Project.

Mrs. Raschke explained that Resolution No. 75-76 authorizes the initiation of the process of issuing general obligation bonds and stated that this is necessary for the records.

Mr. Rood inquired if this binds the Commission to bond at this point.

Mrs. Raschke informed him that it does not.

Mr. Weinraub asked Mr. Rood if he had someone else in mind regarding the bonding.

Mr. Rood said he was just interested in some of the background information.

Mr. Leonard M. Weinraub moved that Resolution No. 75-76 be adopted, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-77 - Resolution Authorizing The Advertisement Of Offering Of Conditional Options For Real Estate Development Under Section 8 Housing Assistance Payments Program, West Main Street Renewal Project

Mrs. Raschke stated that in order to pursue Section 8 financing in connection with the options obtained in the West Main Street Project, by Indiana law the Commission has to advertise the land. She explained that by advice of the Commission's attorney, Resolution No. 75-77 has been drawn up authorizing the advertisement of the offering of conditional options. She explained further that this means that any redeveloper who picks up the packet will know what is expected of them. Mrs. Raschke said that the bids would be opened and sent to HUD to have them select the developer. Mrs. Raschke told the members of the Commission that she spoke with Dr. Petro this afternoon and referred to the fourth item on the Statement of Land for Redevelopment. She informed the Commissioners that Dr. Petro objected to the word "will" and requested that the word "may" be used. Mrs. Raschke said she explained to Dr. Petro that the wording was copied from the Urban Renewal Plan, and that a plan change would be required to change the wording.

Dr. Petro told the Commission members that Mr. Caruso assured him there was plenty of time to change this. Dr. Petro presented to the Commission the proposal of a plan change.

Mr. Collins reported that the document was verbatim in the plan, and that it was obtained from Mr. Gibson's proposal. He added that it was never the intention to require the building to be 75' in height.

Mr. Eckrich questioned what would be involved in changing this.

Mrs. Raschke said it would require a minor plan change.

Mr. Weinraub inquired if this matter could be held in abeyance.

Mrs. Raschke replied that it would be wrong to hold the matter up for this because the advertising should be in.

Mr. Leonard M. Weinraub moved that Resolution No. 75-77 be approved, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Eckrich asked if the approval of Resolution No. 75-77 commits the Commission to go through with the project.

Mrs. Raschke replied negatively and explained that the property owners understand the Commission needs bonding.

RESOLUTION NO. 75-78 - Resolution Authorizing The President To Execute Options In Connection With The West Main Street Renewal Project

Mrs. Raschke pointed out that Resolution No. 75-78 authorizes the execution of the West Main Street options.

Mr. Robert W. Hutzler moved the approval of Resolution No. 75-78, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mrs. Raschke reported to the Commission members that when the Redevelopment Commission was first organized, it employed its own attorney, John M. Clifton of Barrett, Barrett & McNagny. She explained that over the years the Commission had three (3) different attorneys working for them. Mrs. Raschke stated that in the past recent years, the Commission has used the City Attorney. She inquired if the Commission members felt it was fair to continue with Mr. Keller or if the Commission wanted to retain their own attorney as previously at an hourly rate.

Mr. Eckrich asked if a motion or a resolution was necessary for this.

Mrs. Raschke passed out a form resolution proposing the changing of attorneys to the Commissioners.

Mrs. Stith inquired if the previous work had always been done on an hourly basis.

Mrs. Raschke answered affirmatively.

RESOLUTION NO. 75-79 - Resolution Approving Contract For Legal Services

Mr. Henry F. Rood moved that Resolution No. 75-79 be adopted, and Mr. Robert W. Hutzler seconded the motion. Upon roll call, the motion carried unanimously.

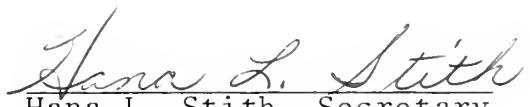
OTHER BUSINESS

There was no other business.

ADJOURNMENT

Mr. Robert W. Hutzler moved for adjournment, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 8:50 P.M.

Respectfully submitted,


Hana L. Stith, Secretary

MINUTES OF REGULAR MEETING

DATE: October 13, 1975, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, Vice President
Hana L. Stith, Secretary
Henry F. Rood
Robert W. Hutner

MEMBERS ABSENT:

Donald P. Eckrich, President

STAFF PRESENT:

Brian H. Collins, Urban Planner
Mary Beth Young, Executive Secretary

OTHERS PRESENT:

Virginia Bensheimer, Journal-Gazette
Sam Smith, News-Sentinel

Mr. Weinraub announced that Mr. Eckrich was unable to attend tonight's meeting. He noted that a quorum was present and called the meeting to order at 7:31 P.M.

APPROVAL OF MINUTES

Mr. Rood inquired if Mr. Chapman's construction plans were accepted at the last Commission meeting.

Mr. Weinraub replied that the construction plans were approved, and that the matter would be discussed further later on in the meeting.

Mr. Rood wondered if Resolution No. 75-25 approving a disposition price for the sale of Disposition Area No. 1 in the West Central NDP Area tabled at the last Commission meeting would be brought up tonight.

Mr. Weinraub stated that it would not be on the Agenda for tonight because it pertains to the selling of the land to the Park Board, and it is still being negotiated.

Mr. Collins remarked that Resolution No. 75-25 deals with that half of the Wilt Street block behind the park. He explained that the Commission thought they could sell the property to the Park Board for \$1.00, but HUD changed their ruling on the matter. Mr. Collins stated that the Park Board is presently negotiating with the Commission.

Mr. Weinraub added that Mrs. Raschke and he both have had meetings with HUD and have not resolved the matter.

Mr. Rood referred to Resolution No. 75-60 that was passed at the last Commission meeting and inquired if the Commission still has control over anything being handled by the Fine Arts Foundation until a second building is constructed.

Mr. Weinraub responded that the Commission still has control of Fine Art matters.

Mrs. Hana L. Stith moved that the minutes of the Regular Meeting of September 8, 1975 be approved, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Weinraub explained that the Commission has received a voucher from Barrett, Barrett & McNagny for \$907.00 of legal work Mr. Clifton has

performed on the Hanna-Creighton Project. He told the members that it deals with the work that was done on Mr. Chapman's property and the Anthony Corridor matter. He asked for Commission approval to pay the bill.

Mr. Rood remarked that the Commission had agreed to pay him \$40.00/hour for work done in his office, and that the \$907.00 amount was very fair.

Mr. Henry F. Rood moved that the Barrett, Barrett & McNagny voucher for \$907.00 be approved for payment, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub went through the Voucher Sheet noting that the Manochio entry was the big item.

Mr. Henry F. Rood moved on the Voucher Sheet, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub mentioned that the Executive Director position is one big job.

OLD BUSINESS

There was no old business to come before the Commission.

NEW BUSINESS

Discuss and Review the Status of Projects

West Main Street Renewal Project

Mr. Weinraub related that all options except for three (3) in the second block have been signed. He informed the Commissioners that he has set an appointment with Mr. Tomkinson, who owns Parcel 2-13, for Wednesday to come in to discuss and answer any questions he might have. Mr. Weinraub explained that Mr. Ankenbruck, who owns Parcel 2-10, has refused to cooperate with the Commission. Mr. Weinraub informed the members that Mr. Ankenbruck owns Beltone Hearing Aid, and that he would try to make him understand exactly what is happening to his property. He remarked that the other owner is a couple that the Commission has not been able to contact.

Mr. Hutner questioned the problem with Mr. Ankenbruck.

Mr. Weinraub related that he just doesn't want to move. He pointed out that Mr. Elkins would be present at the meeting on Wednesday and that the Commission is committed to go ahead with the project.

Mr. Rood inquired as to how the Commission is committed.

Mr. Weinraub explained that the Commission was committed when they started negotiating the first two (2) blocks.

Mr. Rood said he thought the Commission had decided not to acquire land until a developer had been obtained for the second block.

Mr. Weinraub explained that time is of the essence, and that all the options must be in.

Mr. Weinraub reported that the Commission has had quite a problem with Dore Wrecking Company, and that he would go over the matter later.

Neighborhood Development Program (IND. A-14) - West Central Area

Mr. Weinraub told the other members that Mr. Manochio's property has been acquired, and that Mr. Marquiss will be out by the end of October. He informed the Commissioners that this would complete almost everything in the West Central NDP Area, and stated that the Commission would issue a Notice to Proceed to S & O Construction Company when Mr. Marquiss has vacated the premises. Mr. Weinraub related that the reuse appraisals are still not in yet.

Mr. Rood inquired if the one piece of property was the only one left to be relocated and wondered if there have been any interested developers.

Mr. Collins responded that there was just the one piece of property left and then it would be advertised for a potential developer.

Mr. Hutner inquired as to how far the West Central boundaries go.

Mr. Collins explained that the boundaries go all the way south to Taylor Street.

Mr. Hutner asked how close this would be located to the proposed Post Office building.

Mr. Collins answered that the proposed Post Office site is east of the West Central boundaries.

Neighborhood Development Program (IND. A-14) - East Central Area

Mr. Weinraub revealed that the first draw on the Branham contract was made October 1st, and that the Change Order is before the Commission tonight. He explained that there have been some problems with tenants in the East Central NDP Area, but that the Commission is trying to get them worked out. Mr. Weinraub also informed the members that one tenant requires a new furnace, and that he has supplied him with a used one.

Mrs. Stith stated that she thought the removal of all basements was a HUD requirement with regard to demolition.

Mr. Collins remarked that this was correct.

Mr. Hutner asked if many basements that have not been filled in are being found.

Mr. Collins replied that the contractor is finding some, and added that the contractor will have to go back and take them out. He explained that it makes it more attractive to the developer if he can be told that he will not run into any problems.

Mr. Weinraub asked if the Commission owns all the properties in the East Central Area at the present time.

Mr. Collins answered that there may be some that are in condemnation.

Mr. Weinraub reported that the only tenants left in the area are Mr. Roy Brown, Mrs. Ethel White, and Mr. & Mrs. Walter Washington. He stated that Mrs. Raschke will be working with Mr. Brown when she returns from vacation. He related that Mrs. White anticipates being out by the end of October, and Mr. & Mrs. Washington will be evicted. Mr. Weinraub stated that the reuse appraisals on the second block are not all in as yet. He added that the revised NDP budget would be prepared and sent to HUD when Mrs. Raschke returns from vacation.

RESOLUTION NO. 75-65 - Resolution Approving Change Order #1 To Demolition Contract No. D-1 In The West Main Street Renewal Project

Mr. Weinraub explained that Resolution No. 75-65 relates to the first block in the West Main Street Project that is being demolished by Dore Wrecking Company. He explained further that the resolution approves a Change Order in the amount of \$28,200. Mr. Weinraub told the Commission members that this has to be accomplished in order to be able to construct the Senior Citizen Center.

Mr. Rood questioned as to when the groundbreaking would be held on the Senior Citizen Center.

Mr. Weinraub replied that it was held about a week ago.

Mrs. Stith asked if this particular item was placed up for bid.

Mr. Weinraub stated that the Commission could not put this item up for bid. He explained that he obtained estimates from three (3) other contractors, and they came up with a \$10.30 figure. He commented that Dore's figure seems just.

Mrs. Stith felt the amount was high and inquired as to what had to be removed.

Mr. Weinraub explained that they were cement buttress.

Mr. Rood further explained that there were steel girders that had to be removed, and stated that it was a hard job getting them out. He added that the figure did seem high, but stated that he approved in this case because of the work involved. He also mentioned that he was glad several figures were obtained.

Mr. Rood and Mrs. Stith mentioned that they were quite suspicious of contractors.

Mr. Hutner inquired as to when the contract was due.

Mr. Weinraub said it was due by the 15th of the month.

Mr. Hutner asked if Dore Wrecking is already in the process of doing this and if the resolution is only an approval of payment for it.

Mr. Weinraub answered affirmatively.

Mr. Henry F. Rood moved that Resolution No. 75-65 be approved, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-66 - Resolution Approving Change Order #1 To Demolition Contract No. D-2 In The East Central Neighborhood Development Program (IND. A-14)

Mr. Weinraub stated that Resolution No. 75-66 deals with Change Order #1 in the East Central NDP Area that is extending the scope of services to include the removal of basements that have been there for years. He explained that there are eight (8) parcels involved at \$50.00/cut. He summed up saying that if this has to be done, the cost amount will be \$800.00/lot.

Mr. Hutner inquired as to the total commitment.

Mrs. Stith stated that it would amount to \$37,000. She reminded the Commission members that the Engineer's bid on demolition of this property was \$69,000. Mrs. Stith remarked that she never could see how Northern Virginia Demolition Corporation could do the work at such a low bid. She added that they are really doing a terrific job.

Mr. Weinraub agreed.

Mrs. Hana L. Stith moved the adoption of Resolution No. 75-66, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-67 - Resolution Approving Change Order #3 To Demolition Contract No. D-1 In The West Central Neighborhood Development Program (IND. A-14)

Mr. Weinraub explained that Resolution No. 75-67 pertains to the extension of the contract time on Demolition Contract No. D-1 which allows S & O Construction Company to finish the project.

Mr. Collins pointed out that Mr. Manochio has to be relocated, and that his house was not available at the present time.

Mrs. Hana L. Stith moved that Resolution No. 75-67 be approved, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-68 - Resolution Approving Contract Between City Of Fort Wayne, Department Of Redevelopment, And An Independent Public Accountant For Audit Services

Mr. Weinraub told the Commissioners that bids were received from three (3) different Certified Public Accountants and that Leonard J. Andorfer & Company was accepted to do the audit.

Mrs. Stith inquired as to the names of the other bidders.

Mr. Weinraub relayed that George S. Olive & Company, Coopers & Lybrand, and Christen, Ramm & Company all submitted bids for approximately \$1,200.

Mr. Weinraub related that he told Mrs. Raschke to select three (3) Certified Public Accountants and explain to them what was expected.

Mrs. Hana L. Stith moved that Resolution No. 75-68 be adopted, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-69 - Resolution Approving A Request To Appeal The Decision Of The County Tax Review Board To The State Tax Review Board For Reinstatement Of The Tax Levy Of The Redevelopment District Capital Fund

Mr. Rood explained that he received a call from the Mayor on Friday, September 26th requesting him to represent the Commission at the Tax Adjustment Board meeting on September 29, 1975. He pointed out that three (3) members on the Board voted to leave the Commission's budget in, while the other four (4) members felt the budget should be cut. He related that four (4) members of the Board signed a petition requesting that a meeting be called. An unofficial meeting was held. Mr. Rood told the other members that he read a letter aloud dated September 26, 1975 from Mr. Eckrich and made a presentation on the Commission's behalf. Mr. Rood informed the other Commissioners that four (4) members of the Board signed a resolution at the unofficial meeting requesting that the cuts previously made be restored.

Mr. Weinraub related that the Commission will not know if they have been placed back on the roll until December.

Mr. Weinraub told the other members that Resolution No. 75-69 approves the request to appeal the decision of the Tax Adjustment Board, and that a copy will be presented to the State Tax Review Board. He informed all the Commissioners that they would be signing the resolution.

Mr. Robert W. Hutzner moved the adoption of Resolution No. 75-69, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-70 - Resolution Authorizing Execution Of Deed Of Conveyance Of Right-Of-Way In Hanna-Creighton Subdivision, Section II, In Hanna-Creighton Urban Renewal Project No. (IND. R-51)

Mr. Weinraub explained that Resolution No. 75-70 relates to Mr. Chapman's property. He stated that the Commission has to give 35 feet of land to the City for the Anthony Corridor, and that this would be taking away 40 or 50 parking lots from Mr. Chapman. He explained that the Commission is deeding this 35 feet to the City and going to give Mr. Chapman the north 16 feet of the south 76 feet of Lot #20 and the north 16 feet of the south 76 feet of Lot #23 except the east 35 feet thereof. He added that this has been discussed with Mr. Chapman and he agreed to do so.

Mr. Weinraub showed the area in question on the Hanna-Creighton map.

Mr. Rood inquired if this was roughly the same area.

Mr. Weinraub confirmed that it was.

Mr. Robert W. Hutzner moved that Resolution No. 75-70 be approved, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-71 - Resolution Authorizing Additional Conveyance Of Real Estate To Lincoln Chapman Enterprises, Inc., An Indiana Corporation

Mr. Weinraub told the Commissioners that Resolution No. 75-71 authorizes the donation of the 16 feet of the two lots.

Mrs. Hana L. Stith moved that Resolution No. 75-71 be approved, and Mr. Robert W. Hutzner seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub pointed out the description on the second page of the Deed. He added that he felt this would work out better for Mr. Chapman.

OTHER BUSINESS

Mr. Weinraub made the other members aware that after the Commission obtains two appraisers to evaluate property and a third review appraiser determines the appraised value, there is a computation of business relocations based upon a computation of formula. He explained that the owner must choose his settlement. He noted that business losses cannot exceed \$25,000.

Mr. Rood mentioned that when Mrs. Raschke returns he would like the budget sheets explained.

The other Commissioners agreed.

ADJOURNMENT

Mrs. Hana L. Stith moved that the meeting be adjourned, and Mr. Robert

W. Hutner seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 8:20 P.M.

Respectfully submitted,

Hana L. Stith
Hana L. Stith, Secretary



MINUTES OF REGULAR MEETING

DATE: September 8, 1975, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building,
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Donald P. Eckrich, President
Hana L. Stith, Secretary
Leonard M. Weinraub
Robert W. Hutner

MEMBERS ABSENT:

Henry F. Rood

STAFF PRESENT:

Marjorie E. Raschke, Project Site
Coordinator
Brian H. Collins, Urban Planner
Mary Beth Young, Executive Secretary

OTHERS PRESENT:

William C. Baer, Engineer
Lincoln N. Chapman
Virginia Bensheimer, Journal-Gazette
Sam Smith, News-Sentinel

The President announced that a quorum was present and called the meeting to order at 7:35 P.M.

APPROVAL OF MINUTES

Mr. Leonard M. Weinraub moved that the minutes of the Regular Meeting of July 14, 1975 and the Special Meeting of July 28, 1975 be approved as presented, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

NEW BUSINESS

RESOLUTION NO. 75-55 - Resolution Accepting The Bid And Proposal Of Lincoln Chapman Enterprises, Inc., An Indiana Corporation, For The Purchase Of Parcels Numbered 21 And 22 And Parts Of 20 And 23 In The Hanna-Creighton Urban Renewal Project (IND. R-51) And Authorizing The Execution Of Contract For The Sale Of Land For Private Redevelopment

RESOLUTION NO. 75-56 - Resolution Approving Construction Plans Submitted By Lincoln Chapman Enterprises, Inc., For Disposition Parcels 21, 22, And Part Of 20 And 23 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Raschke informed the Commissioners that on August 9, 1975 Mr. Chapman's construction plans were sent to appropriate departments within the City. She explained that Mr. Chapman and his engineer, Mr. Baer, have been invited to attend tonight's meeting to address the Commission regarding the status of the proposed plan.

Mr. Baer and Mr. Chapman were introduced to the Commission members.

Mrs. Raschke reported that the Traffic Engineering Department felt Mr. Chapman's proposed plan was important, but that it should show a parking plan and that the access needs changing.

Mr. Baer clarified for the Commissioners where the access would be located.

Mrs. Raschke stated that several departments mentioned there was no reference to the location of sidewalks.



Mr. Baer said he was aware that no sidewalks were shown on the plans. He explained that there is some sidewalk already present on the property that would remain, but he assured the members of the Commission that sidewalks would be properly shown. Mr. Baer indicated on the construction plans where activity would take place. He explained that there were no geometrics because there was further studying to be done on the site. Mr. Baer guaranteed the Commission members that all conditions would be met.

Mrs. Stith asked Mr. Baer if he has been made aware of all the conditions.

Mr. Baer answered affirmatively.

Mr. Eckrich inquired as to whether Mr. Chapman and Mr. Baer had reviewed the points of criticism received from the various departments.

Mrs. Raschke responded that they had.

Mrs. Raschke related that various departments felt easements should be constructed along the water line.

Mr. Baer reported that none were shown on the plans, but convinced the Commissioners that easements would be included.

Mrs. Raschke stated that several departments mentioned that the Z10 zoning was not shown in the construction plans.

Mr. Baer wondered how they obtained a Z10 zoning when he felt the area was a different zoning.

Mr. Weinraub inquired as to the zoning of the area.

Mr. Baer stated that he felt it was a M1.

Mr. Chapman wondered if the green space that surrounds the proposed area was included when the zoning was determined.

Mrs. Raschke said that the departments remarked the drawing was not clearly defined enough to tell.

Mr. Baer assured the Commissioners that the proper space would be allocated to obtain a building permit.

Mrs. Raschke remarked that the Fire Department said certain upgrading would have to be done in order to bring the area up to the proper fire codes.

Mr. Baer again assured the members of the Commission that all demands would be met in order to obtain the proper building permit.

Mrs. Raschke informed the Commission members that the Street Engineering Department has requested that Mr. Chapman go in 50 feet from Anthony Boulevard. She related that they would like Mr. Chapman to sign a document stating that he will dedicate that amount of footage. Mrs. Raschke explained that Mr. Chapman has been made aware of this request and has agreed to it. She told the members that the proper forms would be filled out tomorrow.

Mr. Eckrich wondered if all of the questions raised by the different departments would have to be met before the proper building permit could be obtained.

Mr. Baer stated that this was correct.

Mr. Leonard M. Weinraub moved the approval of Resolution No. 75-55, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.



Mrs. Hana L. Stith moved the adoption of Resolution No. 75-56, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

VOUCHERS

Mr. Eckrich questioned the value of the \$1,110 membership fee to NAHRO.

Mrs. Raschke told the Commissioners she felt the NAHRO membership was very worthwhile to the business of the Commission.

Mr. Leonard M. Weinraub moved that the annual dues be paid to NAHRO for the coming year of \$1,110. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Weinraub referred to the bill of \$3,038 for the boarding up of the White Apartments and explained to the other Commission members that it would be held in abeyance. He informed them of the situation.

Mr. Eckrich referred to the Hammer, Siler, George entry on the Voucher Sheet and inquired if this was something that was previously agreed upon.

Mrs. Raschke answered affirmatively.

Mr. Eckrich inquired if all the other entries were standard expenditures.

Mrs. Raschke replied that they were.

OLD BUSINESS

RESOLUTION NO. 75-25 - Resolution Approving A Disposition Price For The Sale Of Disposition Area No. 1 In The West Central Neighborhood Development Program Project (IND. A-14)

Mrs. Raschke requested that Resolution No. 75-25 be tabled until a later date.

Mr. Weinraub questioned the reason.

Mrs. Raschke explained that there is still some dispute between the City and HUD.

NEW BUSINESS

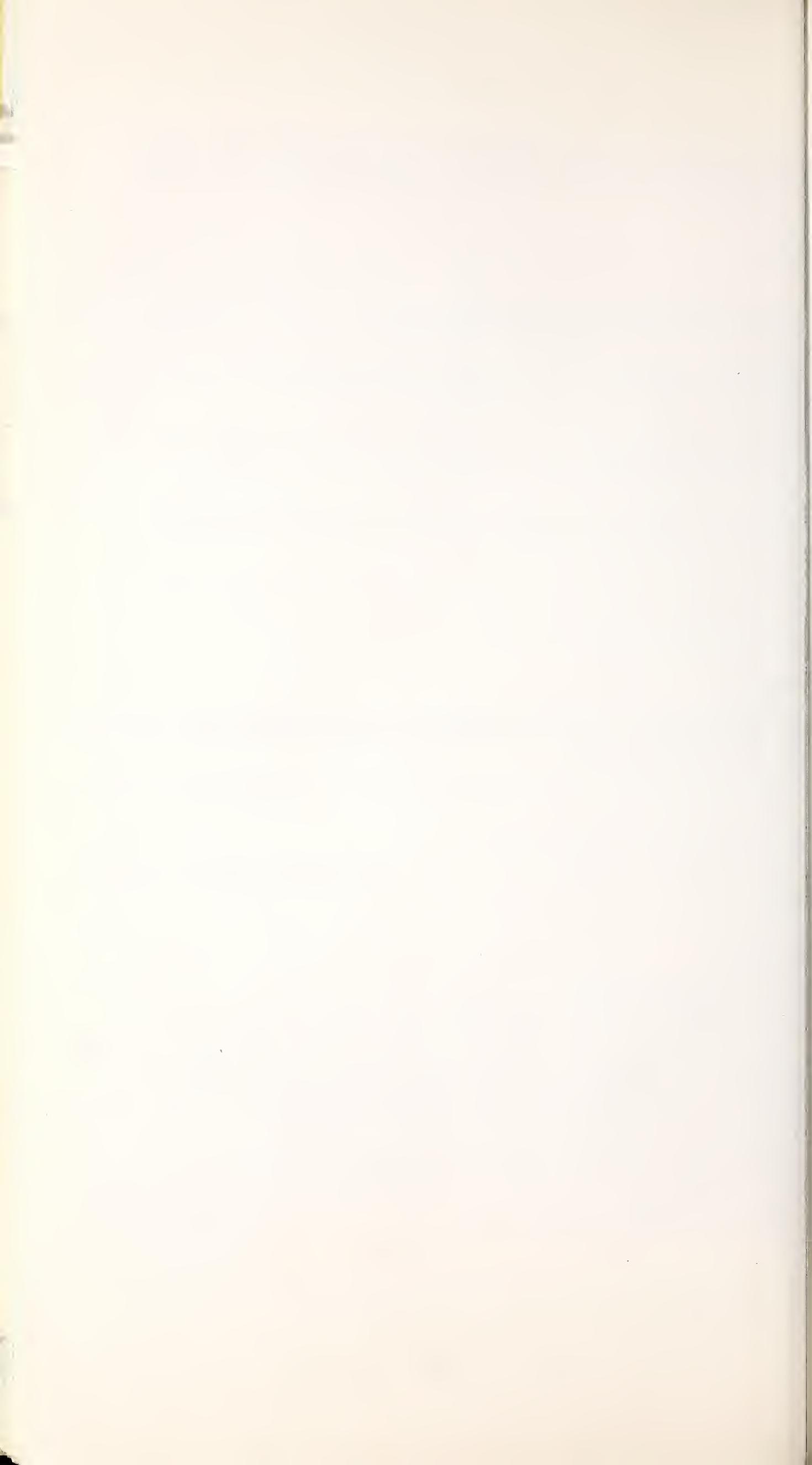
EXECUTIVE DIRECTOR'S REPORT

Neighborhood Development Program (IND. A-14) - West Central Area

Mrs. Raschke informed the Commission members that Mr. Manochio finalized his Agreement to Purchase last week. She stated that the relocation of Mr. Marquiss and Mr. Manochio are all that remain along with the demolition of three buildings. She summed up saying that the West Central NDP Area is complete except for the process of disposing of the land.

Mr. Eckrich referred to the disposition process and wondered if the Commission has to wait for someone to buy the property.

Mrs. Raschke responded affirmatively.



Neighborhood Development Program (IND. A-14) - East Central Area

Mrs. Raschke reported that three parcels yet remain to be acquired in the East Central NDP Area, but stated that acquisition should take place shortly. She informed the Commissioners that an emergency arose and Mrs. Stith's husband went out and boarded up some property in the East Central Area for the Commission. She also related that prices have been received from the Board of Works on vacant lots for water and sewers, and that it would be properly handled.

West Main Street Renewal Project

Mrs. Raschke related that all properties have been acquired except for two. She explained that there would be no Notice to Proceed issued on these two remaining properties. Mrs. Raschke reported that there are three individuals in the second block that have responded negatively to their option agreements.

Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Raschke reiterated that the Chapman construction plans were approved earlier tonight.

Mrs. Raschke inquired as to how the amount should be paid to the realtor regarding Mr. Chapman's purchase of the Hanna-Creighton property.

Mrs. Stith stated that Mr. Goldstine was the one who presented Mr. Chapman's proposal to the Commission and felt he should be the one to receive payment.

Mr. Eckrich suggested that the contracts be reviewed and a ruling obtained from the Commission's attorney.

All Commission members agreed.

Mrs. Raschke mentioned that Mr. Goldstine's contract expires the end of September. She inquired if the members wanted it renewed.

Mr. Weinraub stated that he spoke with Mr. Goldstine and that he related he had some interested people. Mr. Weinraub said he requested that his contract be renewed for another ninety (90) days.

Mr. Leonard M. Weinraub moved that Mr. Goldstine's contract be renewed for another ninety (90) days, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Hutner inquired as to the location of the Hanna-Creighton parcels in question.

The other Commissioners pointed to the parcels on the plans.

Mr. Eckrich referred to the commitment the Commission has of obtaining the three remaining properties in the West Main Street Project and then discussing the matter of a potential developer.

Mr. Weinraub stated that he spoke with Dick Waterfield of Waterfield Mortgage this morning. He related that as soon as the Commission can get the remaining options signed, Waterfield Mortgage would be prepared to go as a possible developer. He explained that Mr. Waterfield would be the potential developer with Irmscher & Sons as the builder, Mr. Bradley as the architect, and National Housing Management would probably own and run the matter.



Mr. Eckrich requested that Mr. Weinraub push this matter and keep the other members of the Commission advised.

RESOLUTION NO. 75-54 - Resolution In Appreciation To Jackson R. Lehman For His Service As A Commissioner Of The Fort Wayne Redevelopment Commission

Mr. Leonard M. Weinraub moved the adoption of Resolution No. 75-54 with an addendum that the resolution be placed in a frame and presented to Mr. Lehman. Mrs. Hana L. Stith seconded the motion along with the addendum. Upon roll call, the motion carried unanimously.

SELECTION OF A NEW VICE PRESIDENT

Mr. Robert W. Hutner moved for the nomination of Mr. Weinraub to fill the position of Vice President. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously, and Mr. Leonard M. Weinraub was selected to fill the position of Vice President of the Commission.

RESOLUTION NO. 75-57 - Resolution Authorizing Execution Of Deed Of Conveyance Of Right-Of-Way In Hanna-Creighton Subdivision, Section II, In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Eckrich inquired if Resolution No. 75-57 was merely just a formality.

Mrs. Raschke answered affirmatively and explained that Resolution No. 75-57 authorizes the conveying of all deeding over to the City.

Mrs. Hana L. Stith moved the acceptance of Resolution No. 75-57, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-58 - Resolution Approving Contract Between City Of Fort Wayne, Department Of Redevelopment, And Two (2) Appraisers For Reuse Appraisals Of Tract No. 1 In The East Central Neighborhood Development Program Project (IND. A-14)

Mr. Eckrich stated that the procedure of selecting appraisers has always been to choose the two lowest bidders. He reviewed the list of appraisers placed before the members and pointed out that Mr. Curdes and Mr. Boyce had the lowest bids.

Mr. Leonard M. Weinraub moved that Resolution No. 75-58 be accepted designating Mr. Curdes and Mr. Boyce as the appraisers. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-60 - Resolution Approving Agreement Between Fort Wayne Fine Arts Foundation, Inc., And The City Of Fort Wayne In The Main Street Urban Renewal Project (IND. R-52)

Mrs. Raschke informed the Commissioners that according to an agreement, the Redevelopment Commission has to authorize anything being handled by the Fine Arts Foundation. She explained that a Certificate of Completion cannot be drawn up because Fine Arts has not built a second building. She stated that she spoke with Mr. Clifton, the attorney for the matter, and he said that the passing of Resolution No. 75-60 is essential to Fine Arts getting their parking lot. Mrs. Raschke added that the revenue would be going back to the City.

Mr. Robert W. Hutner moved that Resolution No. 75-60 be adopted, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.



RESOLUTION NO. 75-61 - Resolution Authorizing The President And Secretary To Execute A Certificate Of Completion For The Development Of Real Estate In The Three Rivers Development Project By The Three Rivers Development Corporation

Mrs. Raschke reported that a Certificate of Completion was never drawn up for the Three Rivers Development Project, and that Resolution No. 75-61 authorizes the execution of this Certificate. She explained that Resolution No. 75-61 authorizes the present Commissioners to execute the Certificate even though they were not the existing members when the Project was active.

Mr. Leonard M. Weinraub moved that Resolution No. 75-61 be approved, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-62 - Resolution Approving Payment Of The Cost For Title Search On A Parcel In Connection With The East Central Neighborhood Development Program (IND. A-14)

Mrs. Raschke explained that there was a title problem on a parcel in the East Central NDP Area and a title search had to be done. She remarked that Resolution No. 75-62 approves the payment of the cost for the title search.

Mrs. Hana L. Stith moved the adoption of Resolution No. 75-62, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-63 - Resolution Approving An Increase In The Acquisition Price And Authorizing The President To Execute An Agreement To Purchase Immovable Fixtures In Connection With The West Main Street Renewal Project

Mrs. Raschke told the Commission members that Resolution No. 75-63 deals with the outdoor signs that are owned by Burkhart Advertising. She recalled the appraisal done by S. M. Dix previously. She explained that the appraisal had to be updated, and that there was an error in the price agreed upon with Burkhart Advertising. Mrs. Raschke stated that Resolution No. 75-63 grants the approval for the Commission to buy the outdoor fixtures.

Mr. Eckrich asked what the Commission would do with the signs when they have acquired them.

Mrs. Raschke reported that the Commission has to buy the signs and explained that they would be torn down.

Mr. Eckrich said he felt that when the appraisal price was done on the property that it should have included the fixtures.

Mrs. Stith stated that there is some allowance for immovable fixtures.

Mr. Eckrich inquired as to why the outdoor fixtures were not included in the original demolition contract.

Mrs. Raschke replied that they are included in the contract.

Mr. Weinraub stated that Burkhart Advertising owns the signs, and the Commission has to buy the land.

Mrs. Raschke told the members that the Commission is actually saving money.



Mr. Leonard M. Weinraub moved for the adoption of Resolution No. 75-63, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Hutner inquired if the price noted is for the purchase of the signs or for taking them down.

Mrs. Raschke stated that the figure only included the purchasing of the signs.

RESOLUTION NO. 75-64 - Resolution Approving And Authorizing The President To Execute Agreements To Purchase Real Estate In Connection With The West Central Neighborhood Development Program (IND. A-14)

Mrs. Raschke informed the Commission members that Resolution No. 75-64 pertains to the Manochio property, and it authorizes the execution of the option agreement.

Mrs. Hana L. Stith moved the approval of Resolution No. 75-64, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Mrs. Raschke informed the Commissioners of a situation that recently arose regarding a lease mix-up and questioned what should be done.

Mr. Eckrich inquired as to how much the error amounted to.

Mrs. Raschke stated that it was approximately \$400.

Mr. Weinraub requested that the matter be placed in abeyance until he could review it further.

Mrs. Stith suggested that the Commissioners be kept informed on the matter and that it be discussed at the next Commission meeting.

A discussion followed.

Mr. Eckrich referred to the HUD memorandum sent to the Commissioners from Mr. Caruso recently.

Mrs. Raschke said that Mrs. Schmuttee and another person from HUD would be coming to Fort Wayne to discuss the memorandum and that she would follow through on the matter.

Mr. Eckrich pointed out that Mr. Caruso resigned as the Executive Director. He explained that it would take approximately 60 to 90 days to select someone to fill the position. He informed the other members of the Commission that Mr. Weinraub is temporarily filling the position as the Acting Executive Director.

Mr. Weinraub related to the other members that Brian Collins and Marge Raschke would be compensated for their extra duties until December 31, 1975.

Mrs. Raschke requested permission to take her vacation in October as she had planned.

All Commissioners gave their authorization.



ADJOURNMENT

Mr. Leonard M. Weinraub moved for adjournment of the meeting, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 8:40 P.M.

Respectfully submitted,

Hana L. Stith
Hana L. Stith, Secretary



MINUTES OF SPECIAL MEETING

DATE: July 28, 1975, 7:30 P.M.

PLACE: Board of Works Hearing Room, Ninth Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Donald P. Eckrich, President
Hana L. Stith, Secretary
Leonard M. Weinraub

MEMBERS ABSENT:

Jackson R. Lehman, Vice President
Henry F. Rood

STAFF PRESENT:

Anthony M. Caruso, Executive Director
Mary Beth Young, Executive Secretary

OTHERS PRESENT:

Vickie Carter, News-Sentinel
Vince Turner, WMEE
2 Other People

Mr. Eckrich called the meeting to order at 7:40 P.M. and announced that a quorum was present.

VOUCHERS

Mr. Caruso reported to the Commissioners that there is no voucher sheet for tonight's meeting, and that there are no vouchers to be approved in July.

OLD BUSINESS

RESOLUTION NO. 75-40 - Resolution Approving And Authorizing The President To Execute Agreements To Purchase Immovable Fixtures In Connection With The West Main Street Renewal Project

Mr. Caruso informed the members of the Commission that Resolution No. 75-40 is similar to what has been done on West Main previously. He explained that there are fixtures that are not movable and have been appraised. He noted that in this case the amount is for \$951.00.

Mr. Weinraub inquired if this includes the \$2,900 figure on Parcel 1-2 referred to in a letter dated April 22, 1975.

Mr. Caruso related that Resolution No. 75-40 only pertains to Parcels 1-1 and 1-5, and that all of the others have been taken care of.

Mr. Eckrich questioned what the immovable fixtures would be.

Mr. Caruso replied that they would be underground tanks related to a gas station operation and added that this pertains to the vacant lot on both Berry and Main Streets.

Mr. Eckrich wondered if the fixtures didn't come with the property.

Mr. Caruso explained that these figures are viewed as fixtures that cannot be moved. He gave an example of the Alruth Diner, and recalled the members to the hiring of S. M. Dix to appraise the immovable fixtures.



Mrs. Stith remarked that gas tanks are movable fixtures and added that before any work can begin they have to be removed. She stated she was under the impression that there were other fixtures that were immovable and referred to the White Apartments.

Mr. Caruso agreed that gas tanks are movable fixtures and added that the White Apartments have fixtures that can be removed and taken with the residents. He explained that each individual is compensated for his real estate.

Mr. Eckrich asked if the appraisers take this into consideration when they look over the property.

Mr. Caruso responded negatively. He stated that special appraisals are made for these immovable fixtures.

Mr. Weinraub asked if the \$951.00 figure is for the property in question.

Mr. Caruso answered that it is.

Mr. Leonard M. Weinraub moved that Resolution No. 75-40 be approved, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

NEW BUSINESS

RESOLUTION NO. 75-45 - Resolution Approving And Authorizing The President To Execute A Lease Agreement In Connection With Parcel 1-4 In The West Main Street Renewal Project

Mr. Caruso pointed out that Resolution No. 75-45 refers to the lease agreement that was discussed by the Commissioners prior to the opening of the meeting. He explained that when the Commission acquired this property there was a lease between the tenant and the property owner running for thirty (30) years or twenty-nine (29) months, and that the lease states that it will run with the property. He explained further that the Commission will have to buy compensation until the remaining date. Mr. Caruso informed the members that the Commission's legal counsel reviewed the lease and agreement.

Mr. Weinraub wondered when the Commission would take over the property and when the owner would be required to move.

Mr. Caruso replied that the Commission took over about two (2) or three (3) weeks ago.

Mr. Weinraub asked if Anthony Wayne Corporation has paid anything on the lot.

Mr. Caruso stated that the Commission has a lease starting August 1, 1975 which is the same as he had with Anthony Wayne Corporation.

Mr. Weinraub inquired if the Commission would receive \$140.00 a month for Parcel 1-4 from August through October.

Mr. Caruso told the Commission members that the amount received would be in excess of the \$140.00 figure.

Mr. Weinraub asked if the Commission was receiving any kind of sum from Mr. Rockhill.

Mr. Caruso answered negatively and explained that this is from the time the Commission acquires and one month thereafter.



Mr. Weinraub questioned the outcome if Ridge Auto Parts has not vacated by August 1, 1975.

Mr. Caruso explained that the Commission could make them pay rent if they did not vacate in time.

Mr. Weinraub wondered if Ridge Auto Parts weren't just stalling for time.

Mr. Caruso assured the Commissioners that they were making diligent efforts to relocate and not just stalling for time.

Mrs. Stith asked if the Commission is acquiring the property from Knight Parking Company which they leased to someone else.

Mr. Caruso responded negatively and reported that the property was owned by Mr. Rockhill.

Mrs. Stith asked if Anthony Wayne Corporation informed the Commission of the lease in the negotiation process.

Mr. Caruso replied that the Commission was not informed at first probably because it was not recorded.

Mrs. Stith remarked that the Commission should have been told about the lease when negotiations started. She then wondered why the Commissioners were not informed of this lease when it was discovered.

Mr. Caruso explained that when he found out about the lease, he conferred with the Commission's legal counsel to review the document.

Mrs. Stith requested an explanation of what exactly is stipulated in the lease.

Mr. Caruso related that the lease runs with the property, and that anyone purchasing it will have to compensate for this. He explained the property was renegotiated at 100 X 29, rather than negotiating the lease at \$145.00, and the \$2,900 figure was accepted.

Mrs. Hana L. Stith moved that Resolution No. 75-45 be accepted, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Eckrich stated that as part of the procedure from now on all details of any leases be obtained from tenants on the property.

Mr. Caruso stated that this is an unusual situation, and that normally a lease does not run with the property and terminates at the closing of the property. He remarked that he did not think the lease had been recorded. Mr. Caruso explained that in this particular case and in any other case if you want to purchase the property, the lease arrangement will have to be worked out in some way. He reminded the Commission members that the Indiana law states that the fair market value is determined by taking the average of two (2) appraisals, and this has to be followed.

RESOLUTION NO. 75-46 - Resolution Authorizing The Hiring Of A Review Appraiser For Disposition Parcel 3 In The West Central Neighborhood Development Program

Mr. Caruso reiterated on what was discussed at the last Commission meeting when a series of reuse appraisals that were being conducted



now were presented, and he stated that a review appraisal would be required for Disposition Parcel 3. Mr. Caruso mentioned that Mr. James W. Roth has always done the review appraisal work in the past. He stated that Mr. Roth has submitted a fee of \$125.00 per appraisal and added that he felt this figure is in order.

Mr. Weinraub inquired as to how many appraisals there would be and at what total figure.

Mr. Caruso explained that there are two (2) at \$125.00 each totalling to \$250.00.

Mrs. Hana L. Stith moved the adoption of Resolution No. 75-46, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-47 - Resolution Awarding A Demolition Contract For Block I In The West Main Street Renewal Project

Mr. Caruso pointed out to the Commissioners the list of demolition contractors placed before them that were submitted as of last Friday. He noted the \$18,500 bid of Avasad Corporation and explained that in reviewing the bid it was mathematically incorrect and that it probably should not be considered. Mr. Caruso mentioned that Dore Wrecking Company has the lowest bid of \$64,400. He told the Commission members that except for M & N Demolition, all of the other bids submitted had the required documentation. Mr. Caruso stated that he is attempting to get the rundown on these submissions.

Mr. Weinraub inquired as to if the bids submitted included the demolishing of Alruth's Diner and whether it was listed as a separate item or not.

Mr. Caruso replied that the bids did include the Diner as a separate item, and that it will have to be taken out.

Mr. Eckrich asked for a recommendation from the Executive Director.

Mr. Caruso remarked that with the low bidder having all the documentation and a good work record, he would off-hand recommend Dore Wrecking Company assuming that they will be able to get the proper bonding.

Mrs. Stith asked what the Engineer's bid on the area was.

Mr. Caruso said that the Commission did not obtain one. He reported that they requested a demolition cost figure for both blocks totalling out at \$113,000. He explained that if the second block is taken out and only the first block is considered, the figure would be about \$40,000. Mr. Caruso told the Commission members that a building-by-building breakdown was requested from the Engineering Department, and the buildings involved in the first block were simply pulled out.

Mr. Weinraub mentioned that there was approximately \$50,000 left then for the second block.

Mrs. Stith requested a rundown and information on each of the demolition bidders listed.

Mr. Caruso stated that Dore Wrecking Company is from Michigan, and that they have done extensive work for commissions throughout Ohio and Michigan. He said they have always been able to provide bonding and insurance in the past. Mr. Caruso remarked that Dore Wrecking Company has never done any work for this Commission. He told the members that Northern Virginia Demolition Corporation has done work



in Mishawaka, Indiana and West Virginia. He reminded them that they were awarded the East Central NDP demolition contract, and added that Northern Virginia Demolition Corporation was able to obtain proper bonding for the East Central contract. Mr. Caruso pointed out that this is the first bid the Commission has received from Avasad Corporation. He stated that Avasad has primarily worked in the Indianapolis area. Mr. Caruso related that M & N Demolition is a minority contractor in Fort Wayne. He explained that they have done some subcontracting work with the S & O Construction Company. Mr. Caruso told the Commissioners that M & N Demolition is dependable in the sense that they do complete the work that they are asked to complete even if it costs them money. Mr. Caruso indicated that Martin, Incorporated is also a local firm that is fairly sound. He summed up saying that Bierlein Movers are from Cleveland, Ohio.

Mr. Leonard M. Weinraub moved the acceptance of Dore Wrecking Company as the demolition contractor in Resolution No. 75-47 if the necessary bonding, insurance, and any other documentation relative to the bid is provided. Mr. Weinraub added that all the fees necessary for disconnection should also be paid.

Mr. Caruso stated that the monies needed for disconnection are always included and specified in the bid document.

Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously, and Resolution No. 75-47 was approved with the provision.

Mrs. Stith mentioned that in the future there should always be an engineer's bid obtained because the gaps between the different bids have been too large.

Mr. Caruso explained that the wide spread is due to the fact that the bidders consider different items.

Mr. Weinraub related that the bonding company for Dore Wrecking Company is Reliance, which will expect Dore to raise \$64,400. He remarked that he felt this was good.

Mrs. Stith remarked that local minority contractors should not be overlooked for these jobs.

Mr. Eckrich and Mr. Weinraub both stated that they share the sentiments of the minorities and local people getting the jobs.

RESOLUTION NO. 75-48 - Resolution Selecting The City Of Fort Wayne As Land Developer For Block I In The West Main Street Renewal Project

Mr. Caruso stated that Resolution No. 75-48 designates the City of Fort Wayne as the developer for the Senior Citizen Center site.

Mrs. Hana L. Stith moved the approval of Resolution No. 75-48, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously, and Resolution No. 75-48 was adopted.

Mr. Weinraub asked if a price has to be decided on as yet.

Mr. Caruso responded negatively.

RESOLUTION NO. 75-49 - Resolution Authorizing The Sale Of Block I In The West Main Street Renewal Project

Mr. Caruso informed the Commissioners that Resolution No. 75-49 resolves the sale to the City of Fort Wayne.



Mr. Leonard M. Weinraub moved that Resolution No. 75-49 be adopted, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-50 - Resolution Approving The Direct Negotiation Method Of Disposition In Connection With Disposing Of Block I In The West Main Street Renewal Project

Mr. Caruso explained to the members of the Commission that there are a number of ways to dispose of Block I in the West Main Street Project, and that Resolution No. 75-50 approves the direct negotiation method to the City which is the quickest.

Mr. Eckrich asked for a definition of this method.

Mr. Caruso explained that the Commission would sit down and sell the block to the City for whatever the Commission determines.

Mr. Weinraub inquired if this matter would have to go through City Council.

Mr. Caruso said he did not know the procedure the Board of Works went through, but it may.

Mr. Leonard M. Weinraub moved for approval of Resolution No. 75-50, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-51 - Resolution Approving A Disposition Price For The Sale Of Land In The West Main Street Renewal Project

Mr. Caruso related that Resolution No. 75-51 approves a disposition price of \$1.00 for the sale of land in the West Main Street Project. He told the Commission members they could set any amount they felt appropriate for the sale.

Mrs. Stith said she felt the price should be \$1.00.

Mr. Leonard M. Weinraub moved the approval for the price of \$1.00, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-52 - Resolution Authorizing The President To Execute A Disposition Agreement For The Sale Of Block I In The West Main Street Renewal Project

Mr. Caruso reported that Resolution No. 75-52 is simply paperwork involved in conveying Block I and the legal papers required to put the sale in the name of the City.

Mr. Leonard M. Weinraub moved the adoption of Resolution No. 75-52, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

RESOLUTION NO. 75-53 - Resolution Authorizing The Executive Director To Offer Acquisition Prices On The Second Block In The West Main Street Renewal Project

Mr. Caruso recalled that at the last Commission meeting second block options were continuing to be negotiated. He informed the members



that the Commission has gone as far as it can with regard to figuring options without providing a price for the property. Mr. Caruso related that some of the property owners feel that another stated price would make them more agreeable to turning an option over to the Commission. Mr. Caruso suggested that in light of this, the Commission at least approve the prices so that he can mention these to the property owners.

Mr. Weinraub inquired if the appraisals followed the letter of April 22nd.

Mr. Caruso replied that they did. He explained to the Commissioners that Resolution No. 75-53 only authorizes the offering of the prices. Mr. Caruso told the members he felt it would help to negotiate with these people if they can see a price.

Mr. Weinraub inquired as to how many options have been secured.

Mr. Caruso replied that three (3) or four (4) out of fourteen (14) have been secured.

Mr. Eckrich questioned the risk in giving these prices out and if the Commission is offering any figure for the options.

Mr. Caruso said he has established a figure of \$100.00 to start with.

Mr. Eckrich inquired as to the quantity of properties involved.

Mr. Caruso said there are fifteen (15).

Mr. Caruso informed the Commission members that if they do not authorize the offering of the prices the second block cannot be assembled. He told the members that there are a couple of financial institutions who are actively pursuing the second block and working with HUD. He stated that HUD's problem in the final analysis is control of the site by the developer. He explained that the quickest way the developer can have control of the site is if the Commission owns it.

Mr. Eckrich asked how real the interest is at this point.

Mr. Caruso said the interest is enough that they have talked with housing institutions and local financial institutions and are ready to make a presentation to the Commission as soon as the options are at hand.

Mr. Caruso told the Commission members he is concerned with exploring the prices at this time.

Mr. Weinraub asked if there have been problems in getting options.

Mr. Caruso replied affirmatively.

Mr. Weinraub inquired as to what options have been obtained at the present time.

Mr. Caruso stated he would have to pull the file to give the exact ones.

Mr. Weinraub questioned as to where the problems existed.

Mr. Caruso explained that there are two (2) or three (3) owners that insist on knowing a price before they will even negotiate.

Mr. Caruso reported that if one (1) or two (2) people reject the offered price, the option analysis has failed and then the Commission would have to move to the second block. He told the Commissioners that the worst that could happen is that one (1) year from now the



Commission would have to update the appraisals. Mr. Caruso stated that this will happen if acquisition does not begin within the next six (6) months.

Mr. Weinraub mentioned that if the members go with the developer, then they would not have to spend the money to do it.

Mr. Caruso agreed.

The Commissioners discussed the option process.

Mr. Caruso stated that he would like to acquire all the property, and that the safest way is the option process. He explained that this allows the Commission to buy time and use the six (6) month period.

The Commission members agreed to expose the acquisition prices and not worry about bonding.

Mr. Caruso mentioned that Resolution No. 75-53 should state that the prices be offered solely for the purpose of negotiating options on Block Two and in the event that said options should fail to be negotiated, the acquisition process for Block Two shall cease.

Mr. Leonard M. Weinraub moved that Resolution No. 75-53 be adopted with the addendum added and requested that a copy of the resolution be sent to the members of the Commission. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OTHER BUSINESS

Mr. Caruso asked for a consensus of opinion from the Commission members allowing him to proceed to move the Alruth Diner. He noted that the Diner will be moved at the buyer's expense.

Mr. Eckrich inquired if the price obtained was the best possible one.

Mr. Caruso stated that there were only two bidders, and he explained the process.

Mr. Eckrich asked if the bid opening was advertised.

Mr. Caruso replied that it was on two separate occasions.

Mr. Leonard M. Weinraub moved the acceptance of the bid on the Alruth Diner. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mrs. Stith requested a report on Lincoln Chapman.

Mr. Caruso reported that Mr. Chapman was in his office today. He said that a survey has been done in the area, and it worked out to everyone's satisfaction. Mr. Caruso related that there is a problem with the utility easement within the middle of the block, and that Ron Bonar is going to check to see if the easement is still in effect. He told the Commissioners that John Clifton is holding up on the title insurance till the end of the week. Mr. Caruso explained that essentially what is happening is Mr. Chapman is losing seven (7) or eight (8) feet on Creighton Avenue, and the Commission is adding the additional footage for the same figure of \$20,000. Mr. Caruso summed up that it is just a matter of getting the survey worked out, and that probably within the next week to week-and-a-half the property will be his.

Mr. Eckrich brought up the fact that a resolution should be drawn up for Jackson Lehman thanking him for the work he has done for the Commission.

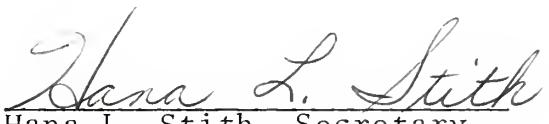


Mr. Leonard M. Weinraub moved that a resolution be drawn up for Mr. Jackson R. Lehman, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

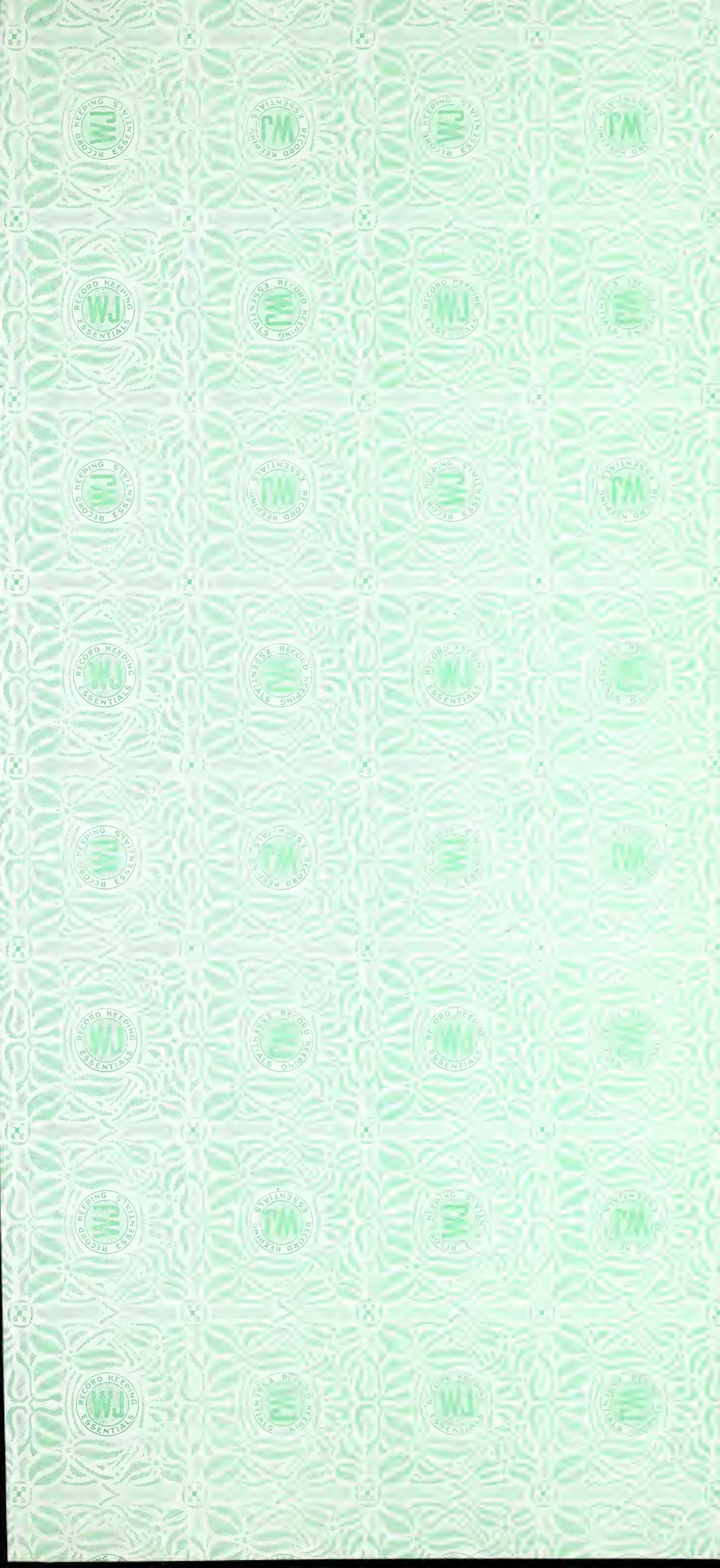
ADJOURNMENT

Mrs. Hana L. Stith moved for adjournment, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously, and the meeting was adjourned at 8:35 P.M.

Respectfully submitted,


Hana L. Stith, Secretary







**TO LOCK
PERMANENTLY**
Push down spur
with a blunt
instrument.

